



THE CITY OF
JARRELL

City of Jarrell
Regular Called City Council Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, February 4, 2025, at 7:00 p.m.

AGENDA

Mayor Patrick Sherek
Mayor Pro Tem Place 1, Daniel Klepac
Aldерwoman Place 2, Lori Allen

Aldерwoman Place 3, Tanya Clawson
Alderman Place 4, Adam Marsh
Alderman Place 5, Daniel Islas

1. CALL MEETING TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

2. PUBLIC COMMENTS

Those wishing to speak to the City Council must complete the appropriate color card listed below and present the card to the Municipal Clerk prior to the beginning of the meeting. Please wait to be invited to approach the podium and observe a **three**-minute time limit when speaking.

Orange Sign in Card – Items not listed on the agenda

An individual may speak; however, the topics presented are considered informational only and may result in placement on a future agenda. No formal discussion or action will be conducted at this time.

Yellow Sign in Card – Item listed on the agenda

An individual may speak once the regular agenda item is announced for consideration and/or when the speaker is invited to approach the podium.

3. PUBLIC HEARING

3.1 Open Public Hearing to discuss the proposed Resolution No. 2025-0204-01, a Resolution adopting the 2025-2027 Tax Abatement policies and guidelines for the City of Jarrell. The purpose of this hearing is to provide the public with an opportunity to comment on the proposed adoption of the Guidelines





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and Criteria and its implications. All interested residents, businesses, and stakeholders are encouraged to attend and participate.

Sara Kerr, City Attorney

- 3.2 Consideration and possible action regarding Resolution No. 2025-0204-01, a Resolution adopting the 2025-2027 Tax Abatement policies and guidelines for the City of Jarrell. This Resolution will support economic development initiatives that align with the City's strategic goals.

Sara Kerr, City Attorney

4. **CONSENT AGENDA ITEMS**

The Consent Agenda items listed below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate deliberation of these items unless requested by a Councilmember, in which event, the item will be removed from the Consent Agenda and considered as a Regular Agenda item.

- 4.1 Consideration and possible action regarding the approval of the minutes of the Regular City Council Meeting on January 7, 2025.

Dianne Peace

5. **REGULAR AGENDA ITEMS**

- 5.1 Consideration and possible action regarding Ordinance No. 2025-0204-02, an ordinance approving a voluntary expansion of the Extraterritorial Jurisdiction of 81.949 acres of land being part of the Isaac Bunker Survey, abstract No. 54 in Williamson County, also known as the Pale Rider Subdivision.

Jorge Hernandez

- 5.2 Consideration and possible action regarding a schedule change for the Regular Called City Council meetings.

Mayor Patrick Sherek

6. **INFORMATIONAL AND DISCUSSION ITEMS**

- 5.1 Police Department Racial Profiling Report

7. **ADJOURN INTO CLOSED SESSION/EXECUTIVE SESSION:**

- 6.1 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.071 to seek the advice of its attorney regarding pending or contemplated litigation, or a settlement offer, or on a





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matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter 551, to wit:

- a. EEOC Charge No. 451-2024-02957 – Complaint of Danielle Singh
- b. Inframark, LLC v. City of Jarrell, Docket No. 24-3086-C480; In the 480th Judicial District Court of Williamson County
- c. WBW Development and City of Jarrell; appeal hearing pursuant to Texas Local Government Code 212.914.

6.2 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Interim City Manager Salary

6.3 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: The Jarrell Economic Development Corporation Board Members

6.4 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: The Planning and Zoning Commission Board Members

6.5 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Police Chief

6.6 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager

8. RECONVENE INTO OPEN SESSION:

8.1 Open Session to consider, discuss, deliberate, and take action on any item discussed in Executive Session.

9. ADJOURNMENT.





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CERTIFICATION

I certify that the above Notice of Meeting of the City of Jarrell City Council was posted on the city's website at www.cityofjarrell.com and on the Bulletin Board located at Jarrell City Hall - 161 Town Center Blvd, Jarrell, Texas 76537 pursuant to Chapter 551 of the Texas Government Code.

AGENDA POSTED ON January 31, 2025 at 5:40 p.m.

Deanne Peace

City of Jarrell, Texas - Posted by: City Secretary's Office

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [deliberations about real property], 551.073 [deliberations about gifts and donations to city], 551.074 [deliberations on certain personnel matters] or 551.076 [deliberations about deployment/implementation of security personnel or devices] and 551.087 [Economic Development]. The City of Jarrell is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

Please call the Municipal Clerk at 512/ 746-4593 for assistance.

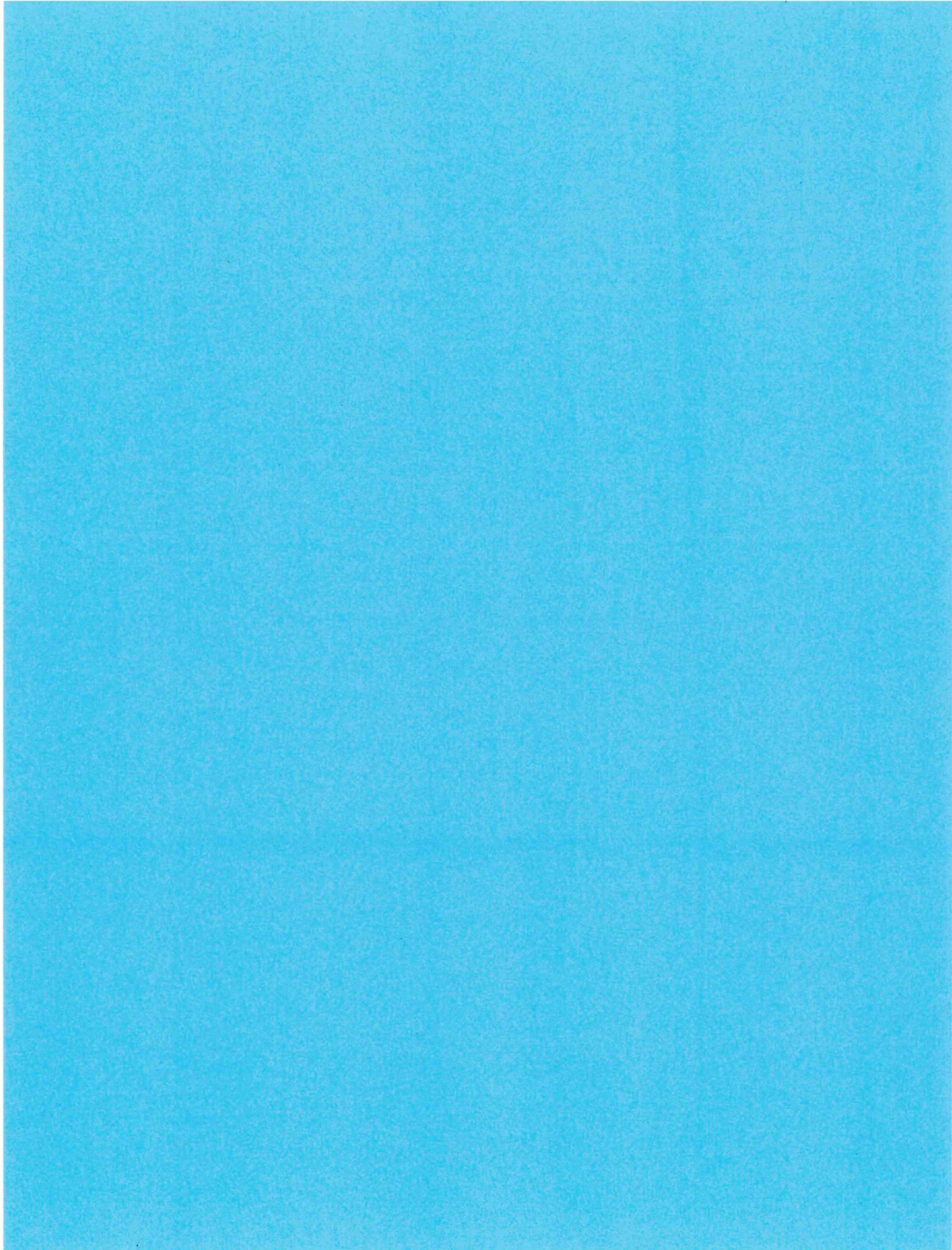
I certify that the above Agenda of the Jarrell City Council was removed from the Bulletin Board located at Jarrell City Hall; 161 Town Center Blvd. in Jarrell, Texas on:

Removed on _____, 2025 at _____ am/pm

City of Jarrell, Texas

Removed by: City Secretary's Office





RESOLUTION 2025-0204-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS, ADOPTING THE 2025-2027 TAX ABATEMENT POLICIES AND GUIDELINES OF THE CITY OF JARRELL, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; DECLARING THAT THE CITY IS ELIGIBLE TO PARTICIPATE IN TAX ABATEMENT AND APPROVING THE AUTHORIZATION OF GUIDELINES AND CRITERIA FOR ECONOMIC DEVELOPMENT AND TAX ABATEMENT TO BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE EFFECTIVE DATE HEREOF; PROVIDING FOR THE ADOPTION OF 2025-2027 CITY OF JARRELL POLICY STATEMENT FOR TAX ABATEMENT, EXHIBIT A, AND THE QUALIFICATIONS AND APPLICATIONS FOR INCENTIVES FROM JARRELL ECONOMIC DEVELOPMENT CORPORATION AND CITY OF JARRELL TAX ABATEMENT, EXHIBIT B; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the promotion of economic development in the City of Jarrell ("City") is a top priority of the City Council; and

WHEREAS, the amended Texas Property Redevelopment and Tax Abatement Act allows for the creation of reinvestment zones in adherence with local criteria; and

WHEREAS, the creation of reinvestment zones in the City and its extraterritorial jurisdiction leads to future economic development by encouraging investment and creating jobs; and

WHEREAS, the City must compete with other communities across the nation currently offering tax inducements and other incentives to attract new commercial development; and

WHEREAS, granting economic development incentives is one of the principle means by which the public sector and the private sector can forge a partnership to promote real economic growth within a community; and

WHEREAS, any economic development incentives offered must be strictly limited in application to those new and existing businesses that bring new wealth to the community in order to avoid reducing the needed tax revenues of area taxing authorities; and

WHEREAS, Chapter 312 of the Texas Tax Code authorizes a City to enter into a tax abatement agreement after the adoption of guidelines and criteria that are effective for two (2) years; and

WHEREAS, the City desires to adopt a program to develop and expand the local economy by promoting and encouraging projects that will enhance the City's economic base, that will

stimulate business and commercial activity, and that will diversify and expand job opportunities; and

WHEREAS, on February 4, 2025, at an open public meeting, the City Council of the City of Jarrell held a public hearing on the adoption and authorizations of guidelines and criteria for economic development and tax abatement at which members of the public were afforded the opportunity to speak, in accordance with Chapter 312 of the Texas Tax Code; and

WHEREAS, the City Council hereby elects to become eligible to participate in tax abatement and has determined that the adoption of the City of Jarrell Policy Statement for Tax Abatement as set forth in **Exhibit “A”**, the adoption of the Qualifications and Applications for Incentives from Jarrell Economic Development Corporation and City of Jarrell Tax Abatement, attached hereto as **Exhibit “B”** and compliance with the provisions of Chapter 312 of the Tax Code and other applicable State laws relative to economic development incentives, serves the public health, safety and welfare and supports and enhances economic development for both new facilities and structures and for the expansion or modernization of existing facilities and structures within the City;

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

SECTION 1. Incorporation of Premises/Findings. The facts and recitations contained in the preamble of this Resolution are findings of the City Council, are hereby found and declared by the City Council to be true and correct; and are incorporated herein in their entirety.

SECTION 2. Adoption of Jarrell Policy Statement for Tax Abatement and Application. The City of Jarrell elects to participate in a tax abatement program as authorized by the Texas Property Redevelopment and Tax Abatement Act. The City of Jarrell Policy Statement for Tax Abatement, attached hereto as **Exhibit A** and incorporated herein for all purposes, is hereby approved, and the Qualifications and Applications for Incentives from Jarrell Economic Development Corporation and City of Jarrell Tax Abatement, attached hereto as **Exhibit B** and incorporated herein for all purposes, is hereby approved.

SECTION 3. Conflicting Policies Repealed. The City of Jarrell hereby repeals any and all economic development policies, including without limitation tax abatement policies, that conflict with **Exhibit “A”**, whether adopted by Resolution or otherwise.

SECTION 4. Severability. Should any section, subsection, sentence, clause or phrase of this Resolution, Exhibit “A” or Exhibit “B” hereto be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution, Exhibit “A” and Exhibit “B” shall remain in full force and effect. The City hereby declares that it would have passed this Resolution adopting Exhibit “A”, and Exhibit “B” and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This Resolution shall take effect upon its passage as required by law and shall remain in effect for a period of two (2) years after its passage. .

PASSED AND ADOPTED this ____ day of _____, 2025.

PATRICK SHEREK
MAYOR

ATTEST:

DIANNE PEACE
CITY SECRETARY

APPROVED AS TO FORM:

SARA KERR
CITY ATTORNEY

Exhibit A

CITY OF JARRELL, TEXAS POLICY STATEMENT FOR TAX ABATEMENT Adopted February 4, 2025

I. GENERAL PURPOSE AND OBJECTIVES.

The City of Jarrell is committed to the promotion of high-quality development in all parts of the city and its ETJ; and to an ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the Jarrell City Council will, on a case-by-case basis, give consideration to providing tax abatement as stimulation for economic development in the City. It is the policy of the City of Jarrell that said consideration will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City of Jarrell is under any obligations to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis.

Qualified projects eligible for a potential tax abatement are commercial or industrial developments that meet the capital investment and job threshold as described in this policy. Non-qualified projects include residential developments and tax-exempt properties.

II. CRITERIA/GUIDELINES/FORMULA.

Any request for tax abatement shall be reviewed by Jarrell Economic Development Corporation (JEDC) staff and the Jarrell City Manager. In the case of an applicant seeking a tax abatement from multiple taxing entities, JEDC and/or City staff shall coordinate accordingly with representatives from each respective entity.

Staff recommendation on the potential award of a tax abatement is subjective and shall be based upon an evaluation of the objective and subjective criteria set forth in this Policy which each applicant will be requested to address.

(a) Definitions.

- (1) “Abatement” means the full or partial exemption from ad valorem taxes of the increase in value of certain real and/or personal property in a reinvestment zone designated by the City for economic development purposes due to repairs and or improvements made to the real property.
- (2) “Agreement” means a contractual agreement between a property owner and the City of Jarrell for the purposes of tax abatement.

- (3) “Base year value” means the assessed value of eligible property on January 1 preceding the execution of an Agreement pursuant to this Policy.
- (4) “Deferred maintenance” means improvements necessary for continued operations which do not improve productivity or alter the process technology.
- (5) “Expansion” means the addition of buildings, structures, machinery, or equipment for purposes of increasing production capacity.
- (6) “Existing Facility” means a facility or business that has been in operation for more than one (1) year.
- (7) “Facility” means property improvements completed or in the process of construction which together comprise an integral whole.
- (8) “Modernization” means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of a facility of similar or expanded production capacity. Modernization may include improvements for the purpose for increasing productivity, updating the technology of fixed machinery and equipment, or both.
- (9) “New facility” means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.
- (10) “Reinvestment Zone” means an area designated for commercial-industrial tax abatement by Ordinance adopted by the Jarrell City Council and meeting the criteria of Chapter 312.202 of the Texas Tax Code, as amended, effective for a period of five (5) years after the date of the designation, and that may be renewed for periods not to exceed five (5) years.

(b) Abatement Authorized.

- (1) Authorized Facility/Project. All types of facilities or projects will be eligible for abatement if they meet the criteria set forth in this policy; however, decisions regarding the grant of abatement or terms of abatement shall be at the sole discretion of the City Council.
- (2) Creation of New Facility. Abatement may only be granted for the additional value resulting from improvements to eligible property made subsequent to and specified in an abatement Agreement between the City of Jarrell and the property owner.

- (3) New and Existing Facilities Abatement may be granted for new facilities and improvements to existing facilities for purposes of Modernization or Expansion.
- (4) Eligible Property Abatement may be extended to the value of buildings, structures, fixtures, inventories, machinery, equipment and site improvements plus that office space necessary to the operation and administration of the facility.
- (5) Ineligible Property. The following types of property shall be fully taxable and ineligible for abatement: land; supplies; tools; vehicles; vessels; aircraft; housing; hotel accommodations; deferred maintenance investments; property which has a useful life of less than ten (10) years; property owned or used by the State of Texas or its political subdivision or by any organization owned, operated or directed by a political subdivision of the State of Texas.
- (6) Leased Facilities. In order for a facility to qualify for abatement, the land and eligible property must be owned by the same individual or company and leased to a facility operator whose lease commitment is at least ten (10) years, unless the facility leased is owned by a nonprofit corporation.
- (7) Expansion of Existing Facility/Business. A facility or business that has been in operation for one (1) year or more and that meets the other requirements as set forth in this policy will be eligible for the same amount of tax abatement as set forth in the formula set out in Section II(d).

(c) Objective/Subjective Factors.

- (1) Economic Qualification/Objective Factors. In order to be eligible to receive tax abatement the proposed project will be evaluated by the following objective factors:

(A) Employment Impact

How many jobs will be created?

What will the total annual payroll be?

What is the overall employer benefits package? Will health care insurance be provided to employees with at least 50% being employer sponsored premium?

(B) Fiscal Impact

How much real and personal property value will be added to the tax roll?

How much, if any, direct sales tax will be generated?

What infrastructure construction would be required?

Will the project add at least \$3,000,000 to the tax rolls?
(Inclusive of real and personal property)

(C) Community Impact

Will the project create any potential environmental effects?

Will the project generate significant utility demand?

Project can serve as a prototype and catalyst for other development of higher standard.

Must not have a primary effect of transferring jobs within the county.

Property has high visibility, aesthetic impact, or is of a significantly higher level of development.

(2) Subjective Factors: In addition to the objective criteria, several additional considerations must be evaluated.

(A) Is the project sponsor a local company?

(B) What types and values of public improvements, if any, will be made by the applicant?

(C) Does, or can, the project meet all relevant zoning, subdivision and other legal requirements?

(D) Does the project provide particular benefit to an area of the City targeted for revitalization?

(E) Will the project substantially increase the business opportunities of existing local suppliers and contractors?

(F) Does the project pose any negative environmental, operational, visual or other impacts (i.e., pollution, noise, traffic congestions, etc.)?

- (G) Is the Project in an area which might not otherwise be developed because of constraints of topography, ownership patterns, site configuration, etc.?
- (H) What impact will the Project have on other taxing entities?
- (I) How will this Project affect existing businesses/industries?
- (J) How competitive is the Project? Are locations outside of the City of Jarrell under consideration?
- (K) Is there a demonstrated financial need or gap that needs to be considered in order to facilitate the development of the Project?
- (L) Does the site under consideration meet at least one of the mandatory criteria to be designated as a Reinvestment Zone pursuant to Texas Local Government Code Chapter 312.202, as amended?

(d) **Formula.** Once a determination has been made that tax abatement should be offered, a Project will be evaluated based upon total project costs as stated in this Policy. Additionally, an approved Abatement will apply to property in accordance with the provisions of this Policy Statement. **Abatement shall only apply to the maintenance and operations portion of City of Jarrell's total tax rate.** The value and term of the Abatement shall be at the discretion of the City and will be determined by referencing the following tables:

- (1) Facility/Project Adding at least \$10,000,000.00 to Tax Rolls and creating a minimum of twenty-five (25) jobs:

<u>YEARS OF ABATEMENT</u>	<u>PERCENTAGE OF ABATEMENT</u>
Year 1	60%
Year 2	50%
Year 3	40%
Year 4	30%
Year 5	20%
Year 6	10%
Year 7	<u>10%</u>
	220%

- (2) Facility/Project adding at least \$3,000,000.00 to the tax rolls but less than 10 Million and creating a minimum of ten (10) jobs:

<u>YEARS OF</u>	<u>PERCENTAGE</u>
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<u>ABATEMENT</u>	<u>OF ABATEMENT</u>
Year 1	50%
Year 2	40%
Year 3	30%
Year 4	20%
Year 5	<u>10%</u>
	150%

Abatements on all facility/projects (both real and personal property) are open to negotiation up to the state law limits of 100% per year for a ten (10) year maximum term, including renewals. The required job count may, at the discretion of the City Council, be waived on a case-by-case basis should the project generate significant economic benefits for the community and local taxing districts. The number of years, up to the maximum of ten (10) years, including renewal terms, and/or percentage of abatements may be established at the sole discretion of the City Council on an individual basis. Maximum years of abatement will not exceed the maximum number of years permitted by state law.

III. GENERAL GUIDELINES.

Any person, organization or corporation desiring that the Jarrell City Council consider providing tax abatement as authorized by this Policy and state law, including without limitation, a tax abatement to encourage location or expansion of operations within the area designated by the location or expansion of operations within the area designated by the City shall be required to comply with the following general guidelines. Nothing within these guidelines shall imply or suggest that Jarrell City Council is under any obligation to provide tax abatement in any amount or value to any applicant.

An Agreement shall only be effective if approved by majority vote of the City Council at a regularly scheduled meeting of the Council. Notice of the meeting shall comply with Chapter 551 of the Texas Government Code, as amended; however, such notice shall be provided at least thirty (30) days before the scheduled time of the hearing. The public notice of the meeting at which the City Council will consider approval of an Agreement for tax abatement with a property owner shall contain the following:

- (1) the name of the property owner and the name of the applicant for the tax abatement agreement;
- (2) the name and location of the Reinvestment Zone in which the property subject to the agreement is located;
- (3) a general description of the nature of the improvements or repairs included in the agreement; and
- (4) the estimated cost of the improvements or repairs.

Jarrell's Tax Abatement Policy is governed by Chapter 312 of the Texas Local Government Code, as amended ("Chapter 312"). Any abatement offered must comply with Chapter 312 and this Policy. It is understood that any changes to Chapter 312 may trigger a change to this Policy if in conflict with state law

IV. UNDOCUMENTED WORKERS PROVISION AND OTHER APPLICABLE CONTRACTUAL TERMS

Section 2264.051 of the Texas Government Code requires the City to provide within the tax abatement application a statement certifying that the business, or a branch, division, or department of the business, does not and will not knowingly employ an undocumented worker. Further, the tax abatement agreement will contain a provision specifying the rate and terms of the payment of interest should the business be convicted of knowingly employing an undocumented worker, in violation of 8 U.S.C. Section 1324a(f).

Additionally, to the extent applicable, Applicant's compliance with Texas Government Code Chapter 2252, et seq., Chapter 2270, et seq., Chapter 2274, et seq., and other state laws providing prohibitions on government contracts shall be required and shall be included in all Agreements.

V. DEFAULT AND RECAPTURE.

- (a) In the event of default of any term or condition of the application for tax abatement by the applicant or the applicant's successor or of an assignee of the applicant, the City Council shall have the right to modify or terminate any Agreement and cease the abatement of taxes. Taxes based on the appraised value of the subject property with improvements will be due and payable for the year in which tax abatement is terminated.
- (b) Except for events of force majeure, or due to Modernization, if during the abatement period, the facility ceases operation for a period in excess of ninety (90) days, or falls below the contracted taxable values, and/or job count, then the tax abatement shall terminate, and no amount of taxes shall be abated for any calendar year this occurs. Notwithstanding the foregoing, an extension may be granted to Applicant in accordance with the following: If there is a planned closure for a period in excess of ninety (90) days, then at least thirty (30) days prior to the commencement of that closure, the Applicant shall submit a written notice to the City detailing the reason for the closure and the schedule for reopening. Upon receipt of such written request, Staff will consider granting an extension to the ninety (90) day limitation of this Section. An extension shall be at the sole discretion of the City and shall be determined on a case-by-case basis.
- (c) In the event that the Applicant fails to pay ad valorem taxes owed to City of Jarrell or any other taxing entity located in the county when due, or violates any of the terms or conditions of the tax abatement policy; or is in default with any other city-

sponsored program; then the city shall have right to terminate the tax abatement, in which event, taxes based on the full value of the subject property with all improvements shall be immediately due and payable, including any amount of taxes abated during the calendar year in which the termination occurs and any amount of taxes abated during prior years.

- (d) In the event that the applicant, during the abatement period and for a period four years following the abatement period, ceases to operate the facility for which the abatement was granted or moves the facility for which abatement was granted to a location outside the City of Jarrell, the Jarrell City Council shall have the right to recapture taxes abated during any or all previous years.

VI. PRELIMINARY APPLICATION STEPS

(a) Applicant shall complete the application for incentives provided by the Jarrell Economic Development Corporation. attached “Applications for Incentives.”

(b) The location of the property must be provided. If the property is described by metes and bounds, a complete legal description shall be provided.

(c) Applicant shall complete all forms and information detailed in Items A & B above and submit them to the City.

VII. APPLICATION REVIEW STEPS

(a) All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be requested as needed.

(b) The application will be distributed to the appropriate departments of the fair taxing entities for internal review and comments. Additional information may be requested as needed.

VIII. CONSIDERATION OF THE APPLICATION

- A. All requests for Abatement shall be submitted on the Application provided in Exhibit “B” of this Policy. JEDC and City Staff (“Staff”) will consider the application. An economic impact analysis may be conducted to understand the over economic benefit to the community and taxing districts. Additional information may be requested as needed. Any negotiation will take place with the applicant after receipt of the application and all information determined necessary by Staff. Should the project location be in an existing tax increment reinvestment zone (TIRZ), additional research and negotiation by staff will need to be made in order to determine if a tax abatement or different incentive program is in the best interest of the City of Jarrell.

JEDC and City staff will coordinate with other taxing entities on a case-by-case basis should an applicant wish to seek a tax abatement from other local taxing entities.

The recommendation by staff for a City tax abatement will be forwarded to the Jarrell City Council for consideration. A reinvestment zone, if not already designated, must be designated with 7-day public notice and a public hearing by the City Council per state law. For the individual tax abatement, a public notice at least thirty (30) days prior to the Council's consideration must occur, per state law. Following this notice, the City Council will be able to consider the tax abatement at a regularly scheduled City Council meeting.

POST-APPROVAL

- (a.) Preceding execution of an Agreement by the City of Jarrell, the City will provide written notice and a copy of the proposed Agreement to each other local taxing unit at least seven (7) days prior to execution of the Agreement.
- (b.) The Applicant shall file an exemption application with all supporting documents to the Williamson County Appraisal District. The application must be filed between January 1 and April 30 of the year for which an exemption is requested. An application for this exemption must be filed each year.
- (c.) Taxing entities providing an Abatement are required to post the approved agreement to their website and submit the Agreement(s) to the Texas Comptroller's Office for public posting on their website, per state law.
- (d.) Applicant shall provide annually to the City a signed affidavit confirming facility job count and taxable value as a compliance measure for the Abatement.
- (e.) Ongoing compliance during the abatement period, including audit and/or inspection by the City or other participating tax entities for contracted improvements may occur.
- (f.) Any assignment of the Abatement to an affiliate, subsidiary or new company must be requested in writing for approval by City; City's consent shall be discretionary based upon financial stability and viability of the affiliate, subsidiary or new company and other factors City determines reasonably appropriate given the terms of the Agreement. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in the agreement. Any assignment shall be to an owner that continues the same improvements or repairs to the property except to the extent such improvements or repairs have been completed, and that continues the same use of the facility as stated in the original Agreement with the owner. No assignment shall be approved if the assignor or the assignee is found to be in default.
- (g.) Ongoing project operations following the Abatement period for a period of four (4) years per this Policy will be enforced.

Exhibit B

QUALIFICATIONS AND APPLICATION FOR INCENTIVES JARRELL ECONOMIC DEVELOPMENT CORPORATION AND CITY OF JARRELL TAX ABATEMENT Adopted _____, 2024

The Jarrell Economic Development Corporation (JEDC) shall at all times, exercise good judgment in allocating available tax funds whereby the City of Jarrell will derive the maximum economic benefit. This can be accomplished by assisting existing businesses or attracting new companies to the area. When considering assistance for companies relocating or starting operations in Jarrell, several types of companies proposing primary jobs may be considered, such as manufacturing, service, distribution or retail (as permitted by state statute); however, the following guidelines will normally apply:

1. Firm must add a minimum of 10 full time equivalent employees.
2. Firm must create a minimum investment of \$1,000,000 in building, equipment and machinery.
3. Firm can produce no hazardous or toxic by-products.
4. Utility usage must be within City capabilities.
5. Firm must have a minimum of 3 years related operating experience.
6. Firm or principal must have no prior bankruptcies, judgments, or uncollected accounts.
7. Firm must be in good standing with applicable government and regulatory bodies.

In order to evaluate a prospective company requesting financial incentives, an application must be completed and submitted to the JEDC. The directors of the JEDC may then base their decisions on any factors deemed appropriate, including those listed above, except that no bias may be made as to sex, race, color, national origin or religion.

Once a decision has been made to provide financial incentives to any company in an amount of \$50,000 or more, approval shall be sought from the City Council prior to disbursement of funds.

First consideration shall be given to those companies utilizing skilled or semi-skilled labor as these jobs will be more stable and valuable to Jarrell over the long-term. Desirable industries include:

- Manufacturing and Distribution
- Medical facilities and medical product manufacturers
- High technology
- Electronic
- Service centers
- Data centers
- Communications
- Higher education related
- Headquarters Facilities

Jarrell Economic Development Corporation
and
City of Jarrell Tax Abatement

APPLICATION FOR INCENTIVES

Date Completed _____

Company Name _____

Federal Tax ID Number: _____

Business Address _____

City, State, Zip _____

Sole Proprietor _____ Partnership _____ LLC _____ Publicly held company _____

Phone _____ Fax _____

E-mail _____ Web site _____

CEO/Primary Owner Name _____

Home Address _____

Number of Years _____ Soc. Security # _____

Secondary Owner Name _____

Home Address _____

Number of Years _____ Soc. Security # _____

Number of Years in Business in U.S. _____ Number of years in Texas _____

Jarrell Project Type:

() New Construction () Expansion of existing facility () New machinery/equipment

Type of Industry:

() Manufacturing/Distribution () Services () Retail () Other – List _____

Project decision date _____ Project Startup Date _____

☐ Facility/improvements will have no effect on the environment.

☐ Facility/improvements will have the following effects:

Air	_____
Odor	_____
Noise	_____
Wastewater	_____
Other	_____

Please list three different types of assistance/incentives you are requesting from the Jarrell Economic Development Corporation in order of priority (1 being highest and 4 being the lowest)

☐ City Tax Abatement on new construction, equipment and machinery from the city of Jarrell.

☐ County Tax Abatement on new construction, equipment and machinery from the county of Jarrell.

☐ Community College District Tax Abatement

☐ Fire District Tax Abatement

☐ Will the JEDC consider investing in an infrastructure grant to assist in new construction/expansion.

☐ Will the JEDC consider granting land, free of charge, for this project?

☐ Will the JEDC consider offering below market cost land for this project?

☐ Will the JEDC consider a per job grant for each new full time equivalent person hired?

☐ Will the JEDC consider this other incentive:

Please include the following confidential information with your application request:

- Past Three-Year End Profit and Loss statements with balance sheets
- Copy of Federal Tax return for past two years
- Name, address, and birth date of all stockholders or partners who control at least 10% of the company.
- Letter authorizing the Jarrell Economic Development Corporation to obtain a credit report on the firm and any of the primary and secondary owners/managers associated with the firm.
- Primary bank name, address, phone, and key contact.

I hereby certify that _____ (name of business), or any branch, division, or department of the business, does not and will not knowingly employ an undocumented worker.

Signature(s) _____

Date _____

Printed Name(s) _____

Title(s) _____

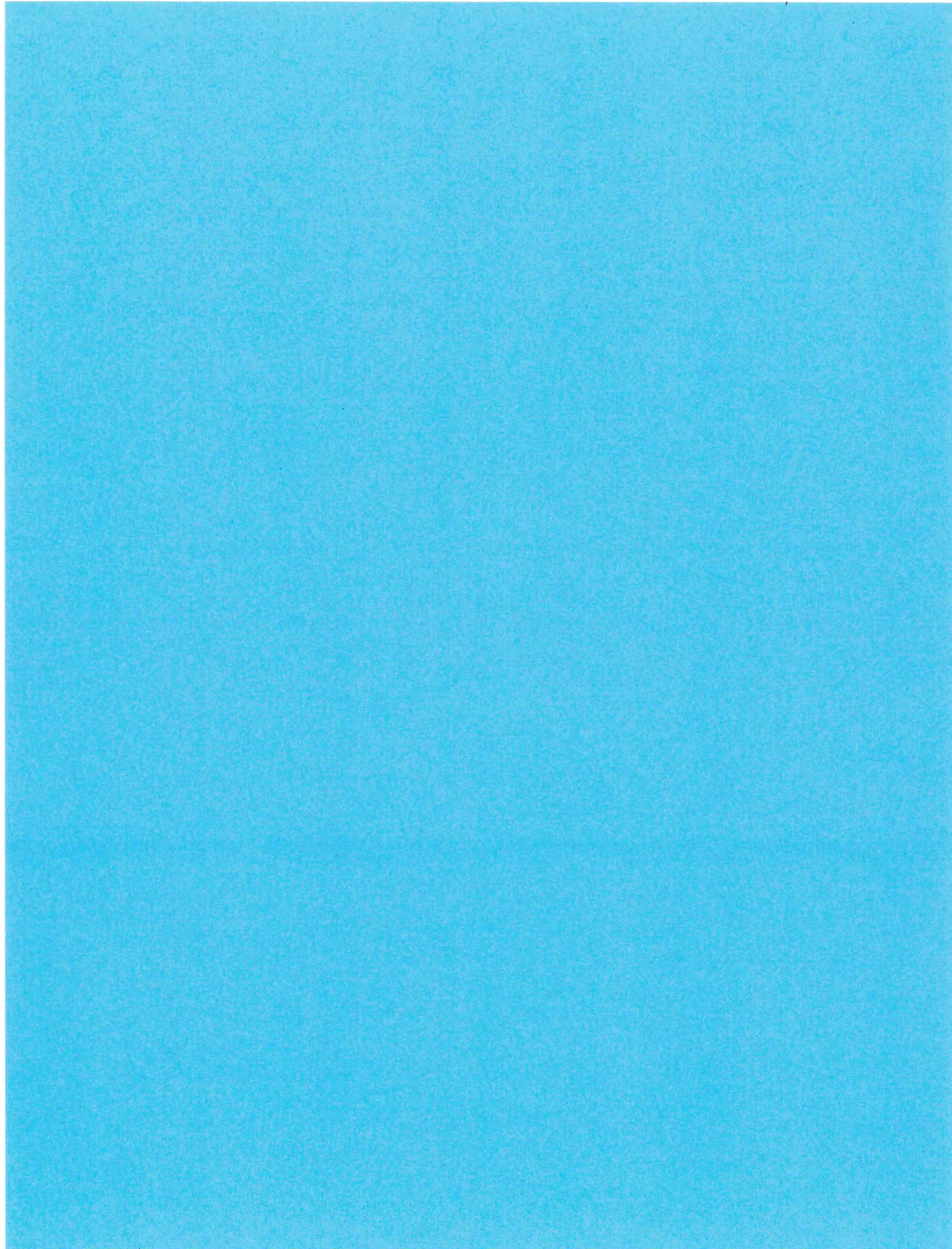
Please complete and return to

Jarrell Economic Development Corporation
Attn: Traci Anderson
161 Town Center Blvd.
Jarrell, TX 76537
OR E-mail to t.anderson@cityofjarrell.com

For further information, contact Traci Anderson at 512-746-4593.

Received by: _____

Date _____





THE CITY OF
JARRELL

City of Jarrell
Regular Called City Council Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, January 7, 2025, at 7:00 p.m.

MINUTES

Mayor Patrick Sherek - **Present**

Mayor Pro Tem Place 1, Daniel Klepac - **Present**

Aldерwoman Place 2, Lori Allen - **Present**

Aldерwoman Place 3, Tanya Clawson - **Present**

Alderman Place 4, Adam Marsh - **Absent**

Alderman Place 5, Daniel Islas - **Present**

1. CALLED MEETING TO ORDER AT 7:00 P.M.

- Roll Call - **All members present except for Alderman Adam Marsh**
- Invocation – **Invocation and Pledge led by Aldерwoman Tanya Clawson**
- Pledge of Allegiance

2. PUBLIC COMMENTS

Those wishing to speak to the City Council must complete the appropriate color card listed below and present the card to the Municipal Clerk prior to the beginning of the meeting. Please wait to be invited to approach the podium and observe a **three-minute** time limit when speaking.

Orange Sign in Card – Items not listed on the agenda

An individual may speak; however, the topics presented are considered informational only and may result in placement on a future agenda. No formal discussion or action will be conducted at this time.

- a. Edith “Eddie” Restrepo expressed his concerns regarding smoking and drinking activities at the youth baseball fields.**

Yellow Sign in Card – Item listed on the agenda

An individual may speak once the regular agenda item is announced for consideration and/or when the speaker is invited to approach the podium.

- a. Don Schwertner expressed his concerns regarding the growth and water availability.**





THE CITY OF

JARRELL

3. **PUBLIC HEARINGS**

3.1 Opened Public Hearing #1 to discuss the proposed Water & Wastewater Feasibility Study Application. This initiative aims to ensure sustainable growth by requiring developers to evaluate and fund infrastructure needs before construction begins.

Closed Public Hearing.

3.2 Consideration and possible action regarding the Water & Wastewater Feasibility Study Application.

Alderwoman Tanya Clawson made a motion to approve the Water & Wastewater Feasibility Study Application as presented. Second by Mayor Pro Tem Daniel Klepac. The motion was approved by a unanimous vote.

3.3 Opened Public Hearing #2 to discuss the proposed reduction of boundaries for the Tax Increment Reinvestment Zone (TIRZ). This adjustment aims to align with the City's strategic goals and support ongoing development initiatives. The purpose of the hearing is to provide the public with an opportunity to comment on the proposed boundary reduction and its implications. All interested residents, businesses, and stakeholders are encouraged to attend and participate.

Closed Public Hearing.

3.4 Consideration and possible action regarding Ordinance No. 2025-0107-01, an ordinance concerning the proposed reduction of boundaries for the Tax Increment Reinvestment Zone (TIRZ). This adjustment aims to align with the City's strategic goals and support ongoing development initiatives.

Alderwoman Lori Allen made a motion to approve Ordinance No. 2025-0107-01 as presented. Second by Mayor Pro Tem Daniel Klepac. The motion was approved by a unanimous vote.

3.5 Opened Public Hearing #3 to discuss the designation of a Reinvestment Zone under Chapter 312 of the Texas Tax Code. This designation will support economic development initiatives and align with the City's strategic goals. The purpose of the hearing is to provide the public with an opportunity to comment on the proposed creation of the Reinvestment Zone and its potential impact on economic growth and taxation. All interested residents, businesses, and stakeholders are encouraged to attend and participate.

Closed Public Hearing.





THE CITY OF

JARRELL

3.6 Consideration and possible action regarding Ordinance No. 2025-0107-02, concerning the designation of a Reinvestment Zone under Chapter 312 of the Texas Tax Code, which will support economic development initiatives and align with the City's strategic goals.

Mayor Pro Tem Daniel Klepac made a motion to approve Ordinance No. 2025-0107-02 as presented. Second by Alderwoman Lori Allen. The motion was approved by a unanimous vote.

4. **CONSENT AGENDA ITEMS**

The Consent Agenda items listed below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate deliberation of these items unless requested by a Councilmember, in which event, the item will be removed from the Consent Agenda and considered as a Regular Agenda item.

4.1 Consideration and possible action regarding the approval of the minutes of the Special Called City Council Meeting on December 3, 2024.

Mayor Pro Tem Daniel Klepac made a motion to approve the minutes. Second by Alderwoman Tanya Clawson. The motion was approved by a unanimous vote.

5. **REGULAR AGENDA ITEMS**

5.1 Consideration and possible action regarding a contract with a third-party inspections and plan review company.

Mayor Pro Tem Daniel Klepac made a motion to approve the contract. Second by Alderwoman Lori Allen. The motion was approved by a unanimous vote.

5.2 Consideration and possible action regarding Ordinance No. 2025-0107-03, an ordinance approving a voluntary expansion of the Extraterritorial Jurisdiction of 81.949 acres of land being part of the Isaac Bunker Survey, abstract No. 54 in Williamson County, also known as the Pale Rider Subdivision.

Mayor Pro Tem Daniel Klepac made a motion to table the agenda item for additional information. Second by Alderwoman Tanya Clawson. The motion was approved by a unanimous vote.





THE CITY OF

JARRELL

- 5.3 Consideration and possible action regarding Resolution No. 2025-0107-04, a Resolution of the City of Jarrell, Texas, to Participate in the National Flood Insurance Program.

Alderwoman Tanya Clawson made a motion to approve Resolution No. 2025-0107-04 as presented. Second by Mayor Pro Tem Daniel Klepac. The motion was approved by a unanimous vote.

- 5.4 Consideration and possible action regarding Ordinance No. 2025-0107-05, an ordinance requiring the submission of a Traffic Impact Analysis (TIA) for all development projects within the City of Jarrell and its extraterritorial jurisdiction (ETJ), establishing submission and review requirements, and providing exemptions for city-initiated projects.

Alderwoman Tanya Clawson made a motion to approve Ordinance No. 2025-0107-05 as presented. Second by Mayor Pro Tem Daniel Klepac. The motion was approved by a unanimous vote.

6. ADJOURNED INTO CLOSED SESSION/EXECUTIVE SESSION AT 7:40 P.M.:

6.1 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.071 to seek the advice of its attorney regarding pending or contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter 551, to wit:

- a. **EEOC Charge No. 451-2024-02957 – Complaint of Danielle Singh – Mayor Pro Tem Daniel Klepac made a motion to pay the severance as provided in the contract. Second by Alderman Daniel Islas. The motion was approved by a unanimous vote.**
- b. **Inframark, LLC v. City of Jarrell, Docket No. 24-3086-C480; In the 480th Judicial District Court of Williamson County – No formal action taken.**

6.2 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager - – No formal action taken.

6.3 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: The Jarrell Economic Development Corporation Board Members – No formal action taken.





THE CITY OF
JARRELL

6.4 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: The Planning and Zoning Commission Board Members – No formal action taken.

6.5 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Police Chief following Chief Patrick South's Retirement (Mayor) – No formal action taken.

6.6 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Code Enforcement Officer (Klepac) – No formal action taken.

6.7 Executive Session/Closed Meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Interim City Manager Salary (Clawson) – Alderwoman Tanya Clawson made a motion to authorize the Mayor to reach an agreement to compensate Interim City Manager, Jorge Hernandez, effective December 3, 2024, not to exceed the budgeted amount. Second by Mayor Pro Tem Daniel Klepac. The motion was approved by a unanimous vote.

7. RECONVENED INTO OPEN SESSION AT 9:36 P.M.:

7.1 Open Session to consider, discuss, deliberate, and take action on any item discussed in Executive Session.

Any actions or motions listed above with the agenda item.

8. THE MEETING WAS ADJOURNED AT 9:38 P.M.

PASSED AND APPROVED by the City Council on the 4TH DAY of FEBRUARY 2025.

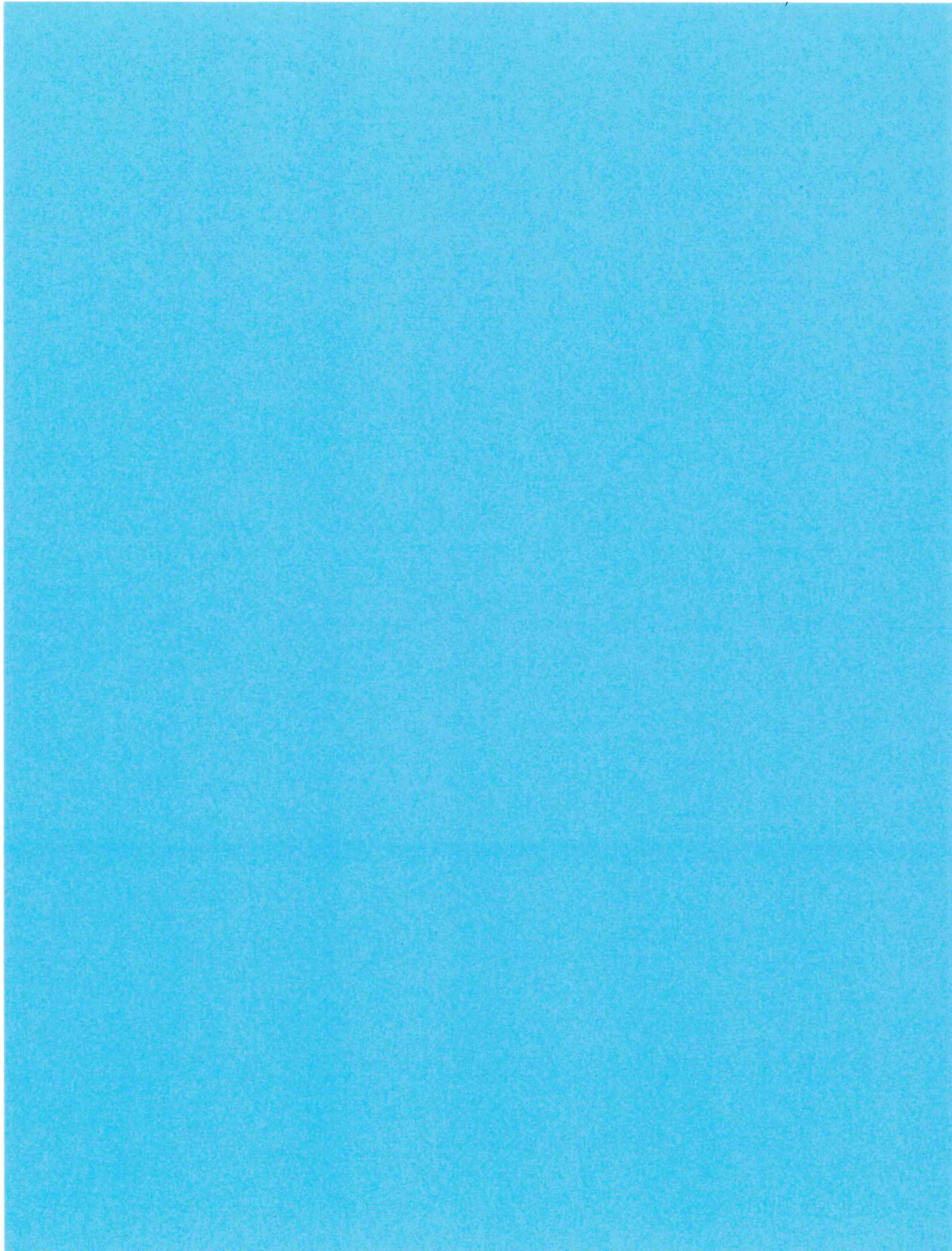
CITY OF JARRELL, TEXAS

Attest:

Patrick Sherek, Mayor

Dianne Peace, Municipal Clerk







THE CITY OF

JARRELL

Date: February 4th, 2025

Subject: Voluntary Expansion of the Extraterritorial Jurisdiction (ETJ) request from the Pale Rider Subdivision

Item: Consideration and possible action on an ordinance approving a voluntary expansion of the Extraterritorial Jurisdiction of 81.949 acres of land being part of the Isaac Bunker Survey, abstract No. 54 in Williamson County, also known as the Pale Rider Subdivision.

Department: Development Services

Staff Member: Jorge L. Hernandez P.E.,
Director Development of Services/Interim City Manager

Background Information:

The property owner has requested to be annexed into the ETJ. The property owner will dedicate 0.103 Acres of the property for green space and drainage area.

Water and wastewater services will be provided by the Sonterra MUD. These services will come from the already allocated LUEs to Sonterra and will have no adverse effect on the City of Jarrell's system.

Funding:

N/A

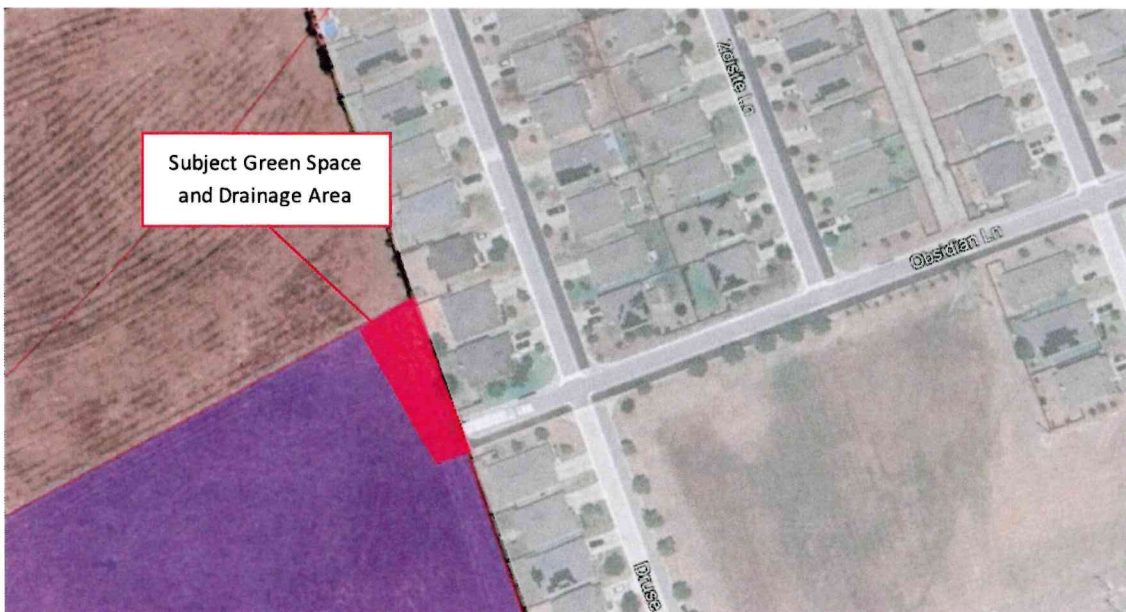
Supporting Documentation:

Letter from Owner, Ordinance, Maps

Recommendation:

Staff recommends approval of the annexation into the ETJ, with the understanding that the dedicated Green Space and Drainage Area is to be maintained by the development at no expense to the City of Jarrell.







THE CITY OF JARRELL

ORDINANCE NO. 2025-0204-02

AN ORDINANCE OF THE CITY OF JARRELL, TEXAS, EXPANDING AND INCLUDING CERTAIN ADJACENT AND CONTIGIOUS PROPERTY WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION, UPON THE PETITION OF THE PROPERTY OWNER, SUCH PROEPRTY BEING OWNED BY PALE RIDER LP, AND IDENTIFIED 81.949 ACRES OUT OF THE ISAAC BUNKER SURVEY ABSTRACT NUMBER 54 IN WILLIAMSON COUNTY, ALSO KNOWN AS THE PALE RIDER SUBDIVISION; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Jarrell, Texas has received a request from a property owner contiguous to the City's extraterritorial jurisdiction ("ETJ") to be included in the City's ETJ; and

WHEREAS, Texas Local Government Code Section 42.022 allows for a municipality to expand its ETJ upon a request from the property owner; and

WHEREAS, the property owner request is contained in Exhibit A; and
WHEREAS, the City Council of the City of Jarrell, Texas wishes to expand its ETJ boundaries to accommodate the requests of the property owners.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS:

SECTION I. The recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as a part of this ordinance.

SECTION II.

- (A)** The City of Jarrell, Texas hereby received a request from the property owner, Pale Rider LP, for inclusion of its property in the City's ETJ. The legal description of the area included in the City's ETJ is described in Exhibit B.



(B) The City of Jarrell, Texas hereby expands its ETJ to include the property described in Section 2 (A) above at the request of the property owner. However, nothing in this ordinance shall allow the City's ETJ to encroach on the ETJ of another municipality. Such encroachment areas are specifically excluded.

The official map and boundaries of the City are hereby amended and revised so as to include the area included in the City's ETJ. The owners and inhabitants of the Area are entitled to all of the rights and privileges of other citizens of the area included in the City's ETJ, and are hereby bound by all acts, ordinances and other legal actions now in full force and effect, and those that may be hereafter adopted or enacted, regarding the ETJ.

SECTION III. Severability. It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, because the same would have been enacted by the city council without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION IV. Repealing. All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

SECTION V: PUBLICATION CLAUSE

The City Secretary is hereby instructed to include this Ordinance in the records of the City and to have the official city map, depicting the new municipal boundaries, prepared as necessary.

The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Williamson County Clerk as well as all other official and entitled entities.

SECTION VI. Effective Date. This ordinance shall take effect immediately from and after its adoption and it is accordingly so ordained.

The City Secretary is hereby instructed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.





THE CITY OF

JARRELL

PASSED AND APPROVED by the City Council of the City of Jarrell, Texas, on this the 4th day of February, 2025.

THE CITY OF JARRELL

BY:

ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary



September 13, 2024

Pale Rider, LP
a Texas limited partnership
3939 Bee Caves Rd. Ste C-100
Westlake Hill, TX 78746

The City of Jarrell
Jordan Cantu
Director of Planning and Development
161 Town Center Blvd.,
Jarrell, TX 76537

To whom it may concern,

The undersigned owner (the "Owner") of the hereinafter described tract of land ("Tract"), which is vacant and without residents, or on which fewer than three qualified voters reside, hereby request that the City of Jarrell (the "City") extend its extraterritorial jurisdiction limits ("ETJ") pursuant to Section 42.022(b) of the TEXAS LOCAL GOVERNMENT CODE so as to include as part of the City's ETJ the following:

- **Tract:** All that certain 81.949 acre tract of land out of the Isaac Bunker Survey, Abstract No. 54, Williamson County, Texas, being all of that certain 81.949 acre tract conveyed to Pale Rider LP by deed recorded in Document Number 2019091043 of the Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" and the Boundary Map in Exhibit "B" attached hereto and made part hereof for all purposes.

The described Tract is not believed to be located within any other municipality's existing ETJ or corporate boundaries. Owner certifies that the above described Tract is contiguous and adjacent to the City of Jarrell, Texas, and that this letter is signed and duly acknowledged by the Owner having an interest in the described Tract.

Owner:

PALE RIDER, LP
a Texas limited partnership

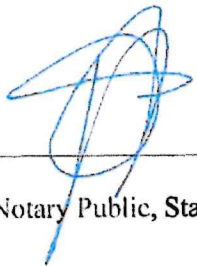
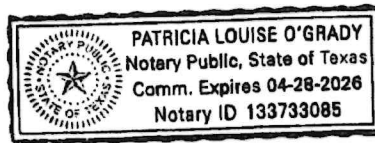
SONBETA, LLC, a Texas limited liability company
General Partner

By: 
Andrew Bilger, Managing Member

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 13 day of September, 2024, by ANDREW BILGER, Managing Member of SONBETA, LLC, a Texas limited liability company, General Partner of PALE RIDER LP, on behalf of said entities.



Notary Public, State of Texas

Exhibit "A"

Metes and Bounds Description for the Tract

Sinclair Land Surveying, Inc.

4150 Freidrich Lane, Suite A1

Austin, Texas 78744

512-443-1174

TBPELS Firm No. 10089000

FIELD NOTE DESCRIPTION OF 81.949 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 81.949 ACRE TRACT CONVEYED TO PALE RIDER LP BY DEED RECORDED IN DOCUMENT NUMBER 2019091043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 81.949 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: This document was prepared under 22 Texas Administrative Code 138.93, does not reflect a complete on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. All monuments called for were verified to be in place on the date of survey. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

BEGINNING at a metal fence corner post found on the north right-of-way line of County Road 314 at the southeast corner of the said 81.949 acre Pale Rider LP tract and being on the west line of that certain 0.63 acre tract dedicated for right-of-way purposes by the plat of Sonterra West Section 7 Phase 2A-1, a subdivision of record in Document Number 2016046707 of the Official Public Records of Williamson County, Texas;

THENCE, S 68°39'04" W, a distance of 674.01 feet along the north right-of-way line of County Road 314 to a ½ inch diameter steel pin found marked RPLS 1817 at an exterior corner of the said 81.949 acre Pale Rider LP tract, the same being at the southeast corner of that certain 14.238 acre tract described in a deed to John B. Schwertner recorded in Document Number 2008086836 of the Official Public Records of Williamson County, Texas, and being at the southeast corner of that certain 0.4560 acre portion of the said 14.238 acre tract conveyed to Williamson County, Texas by deed recorded in Document Number 2023105408 of the Official Public Records of Williamson County, Texas;

THENCE, N 21°25'23" W, a distance of 840.52 feet to a ¼ inch diameter steel pin found with cap marked RPLS 1817 at the northeast corner of the said 14.238 acre John B. Schwertner tract, the same being an interior corner of the said 81.949 acre Pale Rider LP tract;

THENCE, S 68°39'04" W, a distance of 737.88 feet to a ½ inch diameter steel pin found with cap marked RPLS 1817 at the northwest corner of the said 14.238 acre John B. Schwertner tract, the same being an interior corner of the said 81.949 acre Pale Rider LP tract;

THENCE, S 21°25'03" E, a distance of 840.52 feet to a ½ inch diameter steel pin found with cap marked RPLS 1817 on the north right-of-way line of County Road 314 at the southwest corner of the said 14.238 acre John B. Schwertner tract and the southwest corner of the said 0.4560 acre portion of the said 14.238 acre tract conveyed to Williamson County, Texas, and being an exterior corner of the said 81.949 acre Pale Rider LP tract;

THENCE, S 68°39'04" W, a distance of 1221.11 feet along the north right-of-way line of County Road 314 to a steel pin found with cap marked LENZ & ASSOC. at the southwest corner of the said 81.949 acre Pale Rider LP tract, the same being at the southeast corner of that certain 0.33 acre tract dedicated for right-of-way purposes by the plat of the Sphere Subdivision of record in Document Number 2017092687 of the Official Public Records of Williamson County, Texas, from which a ½ inch diameter steel pin found bears S 12°40'38" E, 5.78 feet;

THENCE, along the west line of the said 81.949 acre Pale Rider LP tract, the following two (2) courses and distances:

- 1) N 21°40'48" W, 466.69 feet to a steel pin found with cap marked LENZ & ASSOC. at the northeast corner of the said Sphere Subdivision, the same being the southeast corner of that certain 14.238 acre tract conveyed to Scotty Dotson recorded in Document Number 2016048309 of the Official Public Records of Williamson County, Texas (described in Document Number 2008086835), the same being the southeast corner of that 2.67 acre portion of the said 14.238 acre Dotson tract described on a deed to Cesar Israel Gonzalez recorded in Document Number 2024009243 of the Official Public Records of Williamson County, Texas, from which a ½ inch diameter steel pin found bears S 68°18'11" W, 1.00 feet;
- 2) N 03°51'43" W, 1182.01 feet to a ½ inch diameter steel pin found on the south line of that certain 14.238 acre tract described in a deed to Justin Schwertner recorded in Document Number 2020029158 of the Official Public Records of Williamson County, Texas at the northeast corner of the said 14.238 acre Dotson tract, the same being the northwest corner of the said 81.949 acre Pale Rider LP tract;

THENCE, along the north line of the said 81.949 acre Pale Rider LP tract, the following four (4) courses and distances:

- 1) N 65°01'42" E, at 337.25 feet passing a ½ inch diameter steel pin found with cap marked RPLS 1817 at the southeast corner of the said 14.238 acre Justin Schwertner tract, the same being the southwest corner of that certain 40.969 acre tract described in a deed to William J. Schwertner, Jr. recorded in Document Number 2008018590 of the Official Public Records of Williamson County, Texas and continuing for a **total distance of 577.35 feet** to a ½ inch diameter steel pin found;
- 2) N 68°42'03" E, 329.18 feet to a ½ inch diameter steel pin found;
- 3) N 68°43'52" E, 59.74 feet to a ½ inch diameter steel pin found;
- 4) N 60°13'49" E, 1317.58 feet to a ½ inch diameter steel pin found with cap marked RPLS 1817 on the west line of Lot 16, Block 3, Sonterra West Section 7 Phase 2A, a subdivision of record in Document Number 2015108967 of the Official Public Records of Williamson County, Texas at the northeast corner of the said 81.949 acre Pale Rider LP tract;

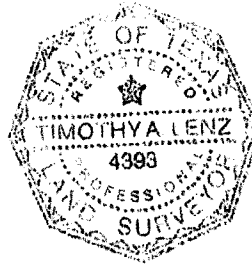
81.949 Acres
Page 3 of 3

THENCE, S 21°43'46" E, a distance of 1823.17 feet along the west line of the said Sonterra West Section 7 Phase 2A subdivision and then the west line of the said Sonterra West Section 7 Phase 2A-1 subdivision to the **PLACE OF BEGINNING**, containing 81.949 acres of land, more or less.

AUGUST 27, 2024

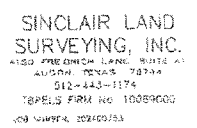


Timothy A. Lenz, R.P.L.S. No. 4393
Sinclair Land Surveying, Inc..
Firm No. 10089000
4150 Freidrich Lane, Suite A-1
Austin, Texas 78744
(512) 443-1174

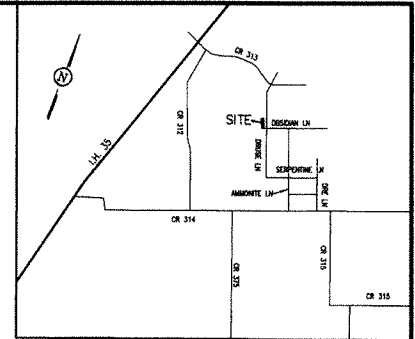


Rio Bravo for ETJ (81.949 ac)

The Boundary Map



RIO BRAVO SECTION 1



LOCATION MAP
NOT TO SCALE

(40.969 AC.)
WILLIAM J.
SCHWERTNER, JR.
DOC. 2008018590

SONTERRA WEST
SECTION 7 PHASE 2A
DOC. 2015108967

SONTERRA WEST SECTION 7
PHASE 2A-1
DOC. 2016046707

LEGAL DESCRIPTION:
0.134 ACRES OUT OF THE ISAAC
BUNKER SURVEY, ABSTRACT NO. 54,
WILLIAMSON COUNTY, TEXAS

OWNER:
PALE RIDER LP
3939 BEE CAVE ROAD, SUITE C-100
AUSTIN, TEXAS 78748

ENGINEER:
SCOTT J. FOSTER, P.E.
360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
512-354-4682

SURVEYOR:
TIMOTHY A. LENZ, R.P.L.S.
SINCLAIR LAND SURVEYING, INC.
FIRM NO. 10089000
4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174

BEARING BASIS: THE TEXAS
COORDINATE SYSTEM OF 1983
(NAD83) CENTRAL ZONE.
DISTANCES ARE SURFACE.
SURFACE TO GRID COMBINED
SCALE FACTOR 0.99988.

ELEVATIONS ARE NAVD88 (GEOID
12A)

REMAINDER OF
(81.949 AC.)
PALE RIDER LP
DOC. 2019091043

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1817 ● 1/2" STEEL PIN FOUND W/ CAP MARKED "RPLS 1817"
- 1/2" STEEL PIN SET W/ CAP MARKED SLS
- PIPE FOUND
- △ COMPUTED POINT
- SPINDLE FOUND
- SPINDLE SET
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATERLINE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- ① BLOCK LABEL

LINE	BEARING	DISTANCE
L1	S68°15'02"W	6.16'
L2	N60°13'49"E	44.32'
L3	S68°15'02"W	6.16'
L4	N36°22'35"W	34.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	6°39'46"	155.00'	18.02'	18.01'	S64°55'09"W
C2	6°39'46"	205.00'	23.84'	23.83'	S64°55'09"W
C3	7°57'51"	163.00'	22.66'	22.64'	S57°36'21"W
C4	7°57'51"	197.00'	27.38'	27.36'	N57°36'20"E

PAGE 1 OF 3

**SINCLAIR LAND
SURVEYING, INC.**

4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPELS FIRM No. 10089000

JOB NUMBER: 2020400753

RIO BRAVO SECTION 1

FIELD NOTE DESCRIPTION
0.134 ACRES
ISAAC BUNKER SURVEY A-54
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.134 ACRE OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 81.949 ACRE TRACT CONVEYED TO PALE RIDER LP BY DEED RECORDED IN DOCUMENT NUMBER 2019091043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 0.134 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE 1/2 INCH DIAMETER WITH CAP MARKED SLS. BEARINGS CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE.

BEGINNING AT A 1/2 INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED RPLS 1817 AT THE NORTHEAST CORNER OF THE SAID 81.949 ACRE PALE RIDER LP TRACT, THE SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 40.969 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM J. SCHWERTNER, JR. RECORDED IN DOCUMENT NUMBER 2008018590 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ON THE WEST LINE OF LOT 16, BLOCK 3, SONTERRA WEST SECTION 7, PHASE 2A, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2015108967 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 21°43'46" E, AT 123.58 FEET PASSING A STEEL PIN SET AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 3, THE SAME BEING THE NORTHWEST CORNER OF OBSIDIAN LANE AS DEDICATED BY THE SAID PLAT OF SONTERRA WEST SECTION 7, PHASE 2A AND CONTINUING FOR A TOTAL DISTANCE OF 173.58 FEET TO A STEEL PIN SET AT THE SOUTHWEST CORNER OF OBSIDIAN LANE, THE SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 12, SONTERRA WEST SECTION 7, PHASE 2A-1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016046707 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 81.949 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 68°15'02" W, 6.16 FEET TO A STEEL PIN SET;
- 2) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°39'46", A RADIUS OF 155.00 FEET, AN ARC OF 18.02 FEET AND A CHORD BEARING AND DISTANCE OF S 64°55'09" W, 18.01 FEET TO A STEEL PIN SET;
- 3) N 28°24'46" W, 169.59 FEET TO A STEEL PIN SET ON THE NORTH LINE OF THE SAID 81.949 ACRE PALE RIDER LP TRACT, BEING A COMMON LINE WITH THE SAID 40.969 ACRE SCHWERTNER TRACT, FROM WHICH A 1/2 INCH DIAMETER STEEL PIN FOUND FOR ANGLE POINT ON THE NORTH LINE OF THE SAID 81.949 ACRE TRACT BEARS S 60°13'49" W, 1273.26 FEET;

THENCE, N 60°13'49" E, A DISTANCE OF 44.32 FEET ALONG THE NORTH LINE OF THE SAID 81.949 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.134 ACRE OF LAND, MORE OR LESS.

NOTES:

- 1) IN ORDER TO PROMOTE POSITIVE DRAINAGE AWAY FROM A STRUCTURE, FINISHED FLOOR ELEVATIONS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 2) THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL.
- 3) A 10' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
- 4) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 5) THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 6) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF JARRELL ETJ, WILLIAMSON COUNTY.
- 7) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- 8) DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 9) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- 10) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- 11) THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 12) WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY SONTERRA MUNICIPAL UTILITY DISTRICT.
- 13) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
- 14) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- 15) NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY 48491C0150F EFFECTIVE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 16) A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 17) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 18) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- 19) ALL SIDEWALKS ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.
- 20) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 21) THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION 811.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 22) NO LOT WITH LESS THAN 50 FEET OF STREET FRONTAGE SHALL BE FURTHER SUBDIVIDED.
- 23) USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT, COOL WATER MUNICIPAL UTILITY DISTRICT OR BY THE HOMEOWNERS ASSOCIATION.

SINCLAIR LAND
SURVEYING, INC.

4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPCLS FIRM No. 10089000

RIO BRAVO SECTION 1

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT PALE RIDER LP, ACTING BY AND THROUGH SONBETA, LLC, ANDY BILGER, GENERAL PARTNER, SOLE OWNER OF THAT CERTAIN 81.949 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2019091043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "RIO BRAVO SECTION 1"

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE
____ DAY OF _____, 20____, A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE _____ DAY OF
_____, 20____.

SONBETA, LLC
BY: ANDY BILGER
3939 BEE CAVE ROAD, SUITE C-100
AUSTIN, TEXAS 78746

CITY OF JARRELL

I, DANIEL SINGH, CITY MANAGER OF JARRELL, TEXAS, HEREBY APPROVE
THIS FINAL PLAT ON BEHALF OF THE CITY OF JARRELL, TEXAS.

SIGNATURE _____ DATE _____

JORGE L HERNANDEZ, P.E., INTERIM CITY MANAGER

STATE OF TEXAS }
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____, 20____, A.D. BY _____ ACTING IN THE CAPACITY
HEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE
STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND
HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON
MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL
CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

SEPTEMBER 9, 2024 - PRELIMINARY. THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.

TIMOTHY A. LENZ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
SINCLAIR LAND SURVEYING, INC.
FIRM NO. 10089000
4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

I, SCOTT J. FOSTER, AM AUTHORIZED UNDER THE LAWS OF THE
STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING
AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE
APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT
NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100
YEAR FLOOD PLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY
PANAL NUMBER 48491C0150F DATED DECEMBER 20, 2019 FOR
WILLIAMSON COUNTY, TEXAS.

SCOTT J. FOSTER, P.E. DATE _____
REGISTERED PROFESSIONAL ENGINEER NO. 84652
360 PROFESSIONAL SERVICES
P.O. BOX 3839
CEDAR PARK, TEXAS, 78630
FIRM NO. 4932

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, COUNTY CLERK OF WILLIAMSON
COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE
FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE
OF AUTHENTICATION WAS FILED FOR RECORD IN MY
OFFICE ON THE _____ DAY OF _____, 20____
A.D. AT _____ O'CLOCK _____ M. AND DULY RECORDED THIS
THE _____ DAY OF _____, 20____, A.D.,
AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT
NUMBER _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE
COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN
GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE
WRITTEN.

NANCY E. RISTER, COUNTY CLERK, WILLIAMSON COUNTY,
TEXAS

BY _____
DEPUTY

PAGE 3 OF 3

SINCLAIR LAND
SURVEYING, INC.

4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPELS FIRM No. 10089000

JOB NUMBER: 2020400753

2. Section 3.01 of the Agreement is amended to increase the amount of Wholesale Service, as defined in the Agreement, to a maximum daily volume not to exceed an average daily volume of 3,000,000 gallons per day as said average daily flow is defined in the permit for the Donohoe Creek WWTP and an instantaneous peak wet weather rate of flow not to exceed 7,291 gallons per day as said instantaneous volume is defined in the permit for the Donohoe Creek WWTP.

THE STATE OF TEXAS	§	FIFTH AMENDMENT TO
	§	AGREEMENT FOR WHOLESALE
	§	WASTEWATER SERVICE
COUNTY OF WILLIAMSON	§	(SONTERRA MUD)

THIS FIFTH AMENDMENT TO AGREEMENT FOR WHOLESALE WASTEWATER SERVICE (this "Amendment") is entered into by the CITY OF JARRELL, a Texas general law municipal corporation ("Jarrell"), and SONTERRA MUNICIPAL UTILITY DISTRICT, a municipal utility district created and operating under Chapter 8111, Texas Special District Local Laws Code, and Chapters 49 and 54, Texas Water Code ("Sonterra").

RECITALS

WHEREAS, Sonterra and Jarrell previously entered into an Agreement for Wholesale Wastewater Service dated effective December 23, 2008 (the "Original Agreement"), which has previously been amended by First Amendment to Agreement for Wholesale Wastewater Service dated effective September 23, 2009 (the "First Amendment"); Second Amendment to Agreement for Wholesale Wastewater Service dated effective November 23, 2009 ("Second Amendment"); Third Amendment to Agreement for Wholesale Wastewater Service dated effective February 20, 2018 (the "Third Amendment"); and Fourth Amendment to Agreement for Wholesale Wastewater Service dated effective July 23, 2019 ("Fourth Amendment") (the Original Agreement, as amended, the "Agreement"); and

WHEREAS, Sonterra desires to expand the Wholesale Service Area to include additional areas; and

WHEREAS, Jarrell and Sonterra have agreed on additional Points of Entry to the Jarrell System to provide service to the additional Wholesale Service Area; and

WHEREAS, Jarrell and Sonterra now wish to amend the Agreement to amend the Wholesale Service Area to include the additional areas and confirm Jarrell's approval of the additional Points of Entry;

NOW, THEREFORE, for and in consideration of Ten and no/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Amendment to Exhibits.** Exhibit A and Exhibit B to the Agreement are replaced with Exhibit A and Exhibit B to this Amendment. Exhibit A depicts all Points of Entry approved by Jarrell. Exhibit B depicts the Wholesale Service Area.

2. **Defined Terms.** All terms delineated with initial capital letters in this Amendment that are defined in the Agreement have the same meanings in this Amendment as in the Agreement. Other terms have the meanings commonly ascribed to them.

3. **Applicability of Subchapter I, Chapter 271, Texas Local Government Code.** Jarrell acknowledges that, among other things, this Amendment constitutes a contract for providing goods and services subject to the provisions of Subchapter I of Chapter 271, *Texas Local Government Code*. To the extent permitted by such law, Jarrell waives its right to governmental

immunity as to any action by Sonterra to enforce the terms of the Agreement, as amended by this Amendment.

4. **Effect of Amendment.** Except as specifically provided in this Amendment, the terms of the Agreement continue to govern the rights and obligations of the parties, and all terms of the Agreement remain in full force and effect. If there is any conflict or inconsistency between this Amendment and the Agreement, this Amendment will control and modify the Agreement.

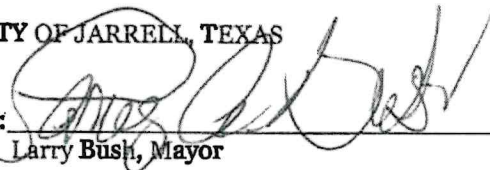
5. **Execution; Counterparts.** To facilitate execution, this Amendment may be executed in any number of counterparts, and it will not be necessary that the signatures of all parties be contained on any one counterpart. Additionally, for purposes of facilitating the execution of this Amendment: (a) the signature pages taken from separate, individually executed counterparts of this Amendment may be combined to form multiple fully executed counterparts; and (b) a facsimile signature will be deemed to be an original signature for all purposes. All executed counterparts of this Amendment will be deemed to be originals, but all such counterparts, when taken together, will constitute one and the same instrument.

6. **Exhibits.** The following exhibits are attached to this Amendment and incorporated herein by reference:

- Exhibit A - Depiction of Points of Entry
- Exhibit B - Depiction of Wholesale Service Area

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment on the dates indicated below, to be effective for all billings on or after _____, 2021.

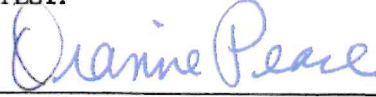
CITY OF JARRELL, TEXAS

By: 
Larry Bush, Mayor

Date:

July 29, 2021

ATTEST:


Dianne Peace, City Secretary





SONTERRA MUNICIPAL UTILITY DISTRICT

By: _____

[Signature]
John Faske, President
Board of Directors

Date: _____

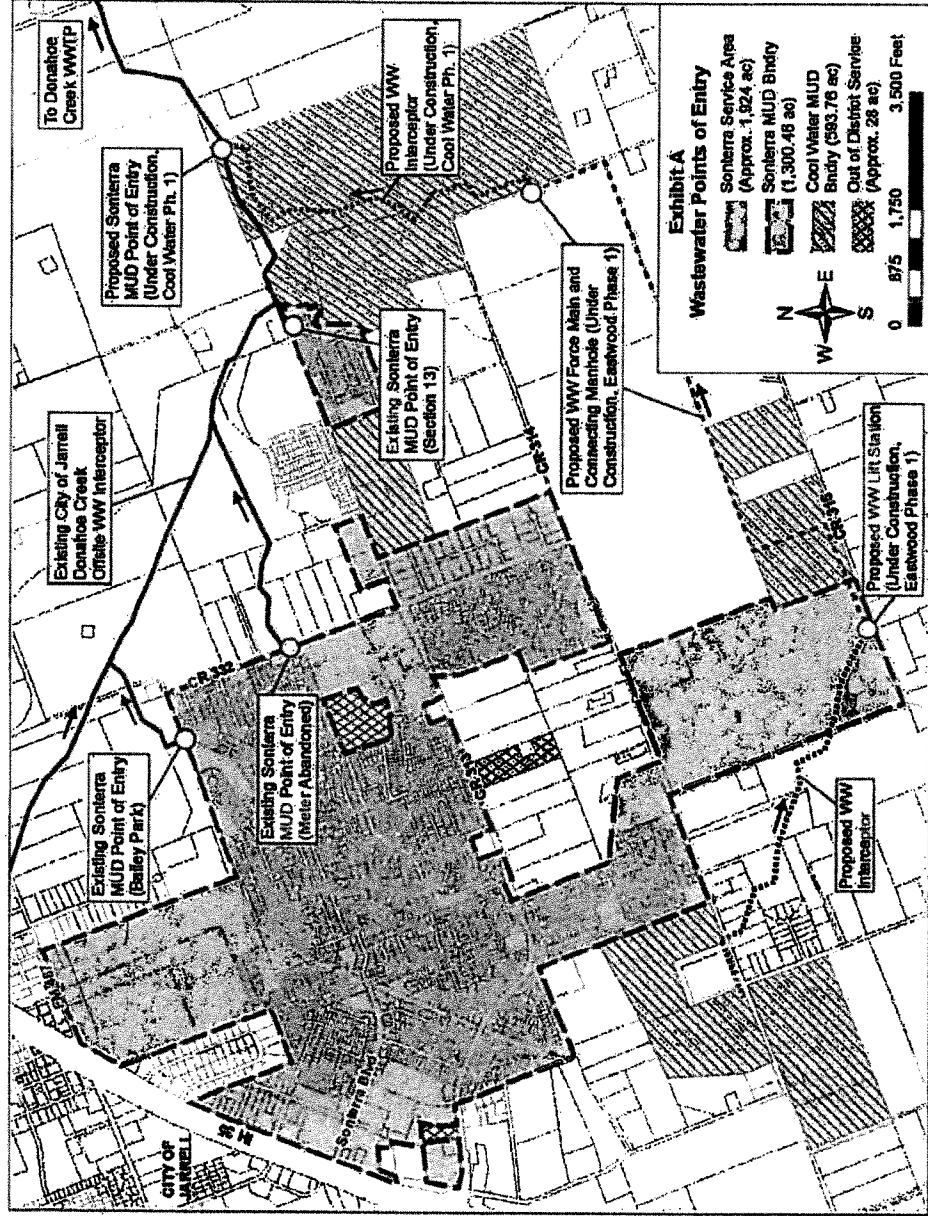
[Signature]
June 21st, 2021

ATTEST:

[Signature]

Camy Lenn Reynolds, Secretary
Board of Directors

EXHIBIT "A" **POINTS OF ENTRY**



Out of District Service Area Notes:

- ① Fire Station
- ② Church
- ③ School
- ④ Original Cool Water MUD
- ⑤ April 2021 Cool Water MUD Annexation Tracts

Exhibit B
Wholesale Service Area

- Sonterra Service Area (Approx. 1,924 ac)
- Sonterra MUD Brdry (1,300.48 ac)
- Cool Water MUD Brdry (593.76 ac)
- Out of District Service (Approx. 28 ac)

0 875 1,750 3,500 Feet

THE STATE OF TEXAS	§	THIRD AMENDMENT TO
	§	AGREEMENT FOR WHOLESALE
	§	WASTEWATER SERVICE
COUNTY OF WILLIAMSON	§	(SONTERRA MUD)

THIS THIRD AMENDMENT TO AGREEMENT FOR WHOLESALE WASTEWATER SERVICE (this "Third Amendment") is entered into by the CITY OF JARRELL, a Texas general law municipal corporation ("Jarrell") and SONTERRA MUNICIPAL UTILITY DISTRICT, a municipal utility district created and operating under Chapter 8111, Texas Special District Local Laws Code, and Chapters 49 and 54, Texas Water Code ("Sonterra").

RECITALS:

WHEREAS, Jarrell and Sonterra previously entered into an Agreement for Wholesale Wastewater Service dated effective as of December 23, 2008, which has previously been amended by First Amendment to Agreement for Wholesale Wastewater Service dated effective September 23, 2009 and by Second Amendment to Agreement for Wholesale Wastewater Service dated effective November 23, 2009 (as amended, the "Agreement"); and

WHEREAS, Sonterra proposes to substitute land of equal value as permitted by Sections 54.739 – 54.747, Texas Water Code, by annexing approximately 88.504 acres of land, consisting of the 9.997 acre tract described on the attached Exhibit 1, the 75.357 acre tract described on the attached Exhibit 2, and the 3.15 acre tract described on the attached Exhibit 3 (the "Annexation Tracts") and excluding the 245.95 acres of land described on the attached Exhibit 4 (the "Exclusion Tract"); and

WHEREAS, Sonterra also proposes, with the consent of Jarrell, to provide out-of-district service to the 312.94 acres of land described on the attached Exhibit 5 (the "Out-of-District Service Area"), which includes the Exclusion Tract, and has requested an increase in the maximum level of wholesale wastewater service provided to it by Jarrell under the Agreement to among other things, accommodate service to the Out of District Service Area; and

WHEREAS, Sonterra has requested an increase in the maximum level of wholesale wastewater service provided to it by Jarrell under the Agreement and Jarrell is in the process of expanding its Donohoe Creek WWTP, as defined in the Agreement, proposes to construct an additional wastewater treatment plant, and is or will be capable of providing an increased amount of wastewater service to Sonterra; and

WHEREAS, the developer of the land within the Out of District Service has agreed, in consideration of Jarrell's agreement to increase the maximum level of wholesale wastewater service provided to it by Jarrell under the Agreement and to Sonterra's provision of wastewater service to the Out of District Service Area, to convey a 15-acre wastewater treatment plant site to Jarrell; and

WHEREAS, Jarrell is willing to consent to Sonterra's provision of service to the Out of District Service Area on the terms of this Amendment;

For and in consideration of Ten and no/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Subject to and conditioned upon Sonterra's finalization of the proposed substitution of land, the Agreement is amended to reflect Sonterra's amended boundaries and the City's approval of Sonterra's provision of wastewater service to the Out of District Service Area. Accordingly, effective upon Sonterra's filing of a Resolution and/or Order approving the proposed substitution of land, **Exhibit "B"** to the Agreement will be amended to include the land contained in the District's boundaries, as amended, and the Out of District Service Area. Anything to the contrary contained in the Agreement notwithstanding, Jarrell further agrees that Sonterra may further expand its approved out-of-district service area to include additional areas. Sonterra agrees to provide written notice to Jarrell, no less frequently than annually, of any increases in its Out-of-District Service Area. Any wastewater service provided by Sonterra in its Out-of-District Service Area, as amended herein and as further amended from time to time with notice to Jarrell, will be provided utilizing the Wholesale Service provided by Jarrell under the Agreement, as increased pursuant to Paragraph 2, below.

2. Section 3.01 of the Agreement is amended to increase the amount of Wholesale Service, as defined in the Agreement, to a maximum daily volume not to exceed an average daily volume of 3,000,000 gallons per day as said average daily flow is defined in the permit for the Donohoe Creek WWTP and an instantaneous peak wet weather rate of flow not to exceed 7,291 gallons per day as said instantaneous volume is defined in the permit for the Donohoe Creek WWTP.

3. In order to accommodate the additional Wholesale Service to be provided hereunder, the parties agree that Sonterra will be permitted to designate two additional Points of Entry under the Agreement. Such additional Points of Entry will be subject to the approval of Jarrell's city engineer. Sonterra will be responsible for all facilities required to connect the Sonterra System to the Jarrell System at such additional Points of Entry.

4. Except as otherwise provided in this Amendment, all terms delineated with initial capital letters in this Amendment that are defined in the Agreement have the same meanings in this Amendment as in the Agreement. Other terms have the meanings commonly ascribed to them.

5. Except as specifically provided in this Amendment, the terms and provisions of the Agreement will continue to govern the rights and obligations of the parties, and all provisions and covenants of the Agreement, as amended by this instrument, will remain in full force and effect. In the event of any inconsistency between the Agreement and this Amendment, this Amendment will control and modify the terms and provisions of the Agreement.

6. This Amendment may be executed in any number of counterparts, and it will not be necessary that the signatures of all parties be contained on any one counterpart. Additionally, for purposes of facilitating the execution of this Amendment: (a) the signature pages from separate, individually executed counterparts of this Amendment may be combined to form multiple fully executed counterparts; and (b) a facsimile signature will be deemed to be an original signature for all purposes. All executed counterparts of this Amendment will be deemed to be originals, but all counterparts, when taken together, will constitute one and the same instrument.

EXECUTED on the date or dates set forth below, to be effective on the date the last party signs.



City of Farrell, Texas

By: _____

Larry Bush, Mayor

Date: _____

Jan. 23, 2018

ATTEST:

Dianne Peace

Dianne Peace, City Secretary

EXHIBIT 1

FIELD NOTE DESCRIPTION 9.997 ACRES ISAAC BUNKER SURVEY, A-54 WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 9.997 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 10.00 ACRE TRACT DESCRIBED IN A DEED TO RVEST LP RECORDED IN DOCUMENT NUMBER 2015087979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 9.997 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone. This description was prepared for the purpose of establishing boundaries of the Sonterra Municipal Utility District.

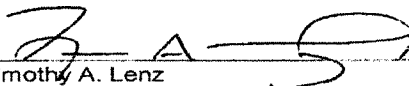
BEGINNING, at a computed point on the north line of County Road 314 at the southeast corner of the said 10.00 acre RVEST LP tract;

THENCE, S 68°12'46" W, a distance of 323.70 feet, along the north line of County Road 314 to a computed point at the southwest corner of the said 10.00 acre RVEST LP tract, the same being the southeast corner of that certain 10.027 acre tract described in a deed to Rachel Zardiackas and Jason Zardiackas recorded in Document Number 9646854 of the Official Public Records of Williamson County, Texas, from which a ½ inch diameter steel pin found at the southwest corner of that certain 2.00 acre portion of the said 10.027 acre Zardiackas tract described in a deed to Jim D. Grisham and wife, Kathy L. Grisham recorded in Document Number 9747247 of the Official Public Records of Williamson County, Texas bears S 68°12'46" W, 325.66 feet;

THENCE, N 21°08'48" W, a distance of 1345.61 feet to a computed point on the south line of that certain 14.418 acre tract described in a deed to Bobby L. Lindsey and Terry L. Lindsey, Trustees of the Bobby L. Lindsey and Terry L. Lindsey Revocable Living Trust recorded in Document Number 2006101201 of the Official Public Records of Williamson County, Texas, for the northwest corner of the said 10.00 acre RVEST LP tract, the same being the northeast corner of the said 10.027 acre Zardiackas tract, from which a ½ inch diameter steel pin found at the northwest corner of the said 10.027 acre Zardiackas tract bears S 68°12'22" W, 325.15 feet and a ½ inch diameter steel pin found at the southwest corner of the said 14.418 acre Lindsey tract bears S 68°12'22" W, 148.73 feet and a ½ inch diameter steel pin found bears N 21°08'48" W, 0.53 feet;

THENCE, N 68°12'22" E, a distance of 323.57 feet to a 3/8 inch diameter steel pin found on the west line of the that certain 51.979 acre tract called Tract 19a in a deed to RVEST LP recorded in Document Number 2012074806 of the Official Public Records of Williamson County, Texas, at the northeast corner of the said 10.00 acre RVEST LP tract, the same being the southeast corner of the said 14.418 acre Lindsey tract;

THENCE, S 21°09'09" E, along the east line of the said 10.00 acre RVEST LP tract and west line of the said 51.979 acre RVEST LP tract, at 1335.94 feet passing a ½ inch diameter steel pin found at the southwest corner of the said 51.979 acre RVEST LP tract and continuing a **total distance of 1345.65 feet** to the **PLACE OF BEGINNING**, containing 9.997 acres of land, more or less.

 12-4-2017

Timothy A. Lenz
Lenz & Associates, Inc.
Firm Number 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

Sonterra 10 Ac RVEST Tract.doc



EXHIBIT 2
FIELD NOTE DESCRIPTION
75.357 ACRES
ISAAC BUNKER SURVEY, A-54
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 75.357 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 39.360 ACRE TRACT DESCRIBED IN A DEED TO JARRELL LAND LP RECORDED IN DOCUMENT NUMBER 2017062030 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALONG WITH THAT CERTAIN 35.997 ACRE TRACT DESCRIBED IN A DEED TO JARRELL LAND LP RECORDED IN DOCUMENT NUMBER 2017059529 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 75.357 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch diameter steel pin found on the north line of County Road 313 at the southwest corner of the said 39.360 acre Jarrell Land LP tract, the same being the southeast corner of Lot 72, Block C, Sonterra West Phase V-B, a subdivision of record in Cabinet DD, Slide 28 of the Plat Records of Williamson County, Texas;

THENCE, N 21°46'58" W, a distance of 3997.20 feet along the west line of the said 39.360 acre Jarrell Land LP tract, the same being the east line of the said Sonterra West Phase V-B, the east line of Sonterra West Phase V-A, a subdivision of record in Cabinet CC, Slide 98, the east line of Sonterra West Phase 1B, a subdivision of record in Cabinet AA, Slide 367, the east line of Sonterra West Section III, Phase 1, a subdivision of record in Document Number 2010081335, the east line of Sonterra West Section III, Phases 4 & 5, a subdivision of record in Document Number 2014062041, all of the Plat Records of Williamson County, Texas and the east line of the remainder of Tract 23b described in a deed to SonWest Co. recorded in Document Number 2012074807 of the Official Public Records of Williamson County, Texas, to a 1/2 inch diameter steel pin found at an exterior corner of the said 39.360 acre Jarrell Land LP tract on the south line of Lot 13, Block A, Rolling Hill Meadow, a subdivision of record in Cabinet P, Slide 92 of the Plat Records of Williamson County, Texas;

THENCE, N 68°38'35" E, a distance of 248.98 feet to a concrete monument found at the southeast corner of Lot 14, Block A of the said Rolling Hill Meadow subdivision for an interior corner of the said 39.360 acre Jarrell Land LP tract;

THENCE, N 21°47'15" W, a distance of 241.40 feet along the east line of the said Lot 14 to a 1/2 inch diameter steel pin found at an exterior corner of the said 39.360 acre Jarrell Land LP tract, the same being the southwest corner of that certain 41.19 acre tract described in Exhibit C of a Partition deed conveying to Odell Faske and Elmer Faske recorded in Document Number 2011078782 of the Official Public Records of Williamson County, Texas;

THENCE, N 68°51'00" E, a distance of 170.17 feet along the south line of the said 41.19 acre tract to a 1/2 inch diameter steel pin found at the northeast corner of the said 39.360 acre Jarrell Land LP tract, the same being at the northwest corner of the said 35.997 acre Jarrell Land LP tract;

75.357 Acres

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THENCE, N 68°38'42" E, a distance of 781.66 feet, continuing along the south line of the said 41.19 acre tract, to a ½ inch diameter steel pin found at the northeast corner of the said 35.997 acre Jarrell Land LP tract, being at an exterior corner of that certain 41.21 acre tract described in Exhibit D of the said Partition Deed recorded in Document Number 2011078782, Official Public Records of Williamson County, Texas, conveying to M. Howard Faske;

THENCE, S 21°13'58" E, a distance of 503.69 feet to a ½ inch diameter steel pin found at an exterior corner of the said 35.997 acre Jarrell Land LP tract, the same being the southwest corner of the said 41.21 acre tract, and being on the north line of that certain 128.69 acre tract called Tract I in a deed to M. Howard Faske and wife, Martha Faske recorded in Document Number 2003120609 of the Official Public Records of Williamson County, Texas, and being at the northwest corner of that certain 1.06 acre tract called Tract II in the said deed to M. Howard Faske and wife, Martha Faske;

THENCE, S 68°29'29" W, a distance of 461.17 feet to a ½ inch diameter steel pin found at an interior corner of the said 35.997 acre Jarrell Land LP tract, the same being at the northwest corner of the said 128.69 acre tract;

THENCE, S 21°45'45" E, a distance of 1257.59 feet along the east line of the said 35.997 acre Jarrell Land LP tract to a 60d nail found at a fence corner for angle point, being at the southwest corner of the said 128.69 acre tract, the same being the northwest corner of that certain 111.959 acre tract called Tract 16a in a deed to RVEST LP recorded in Document Number 2012074806 of the Official Public Records of Williamson County, Texas;

THENCE, S 21°47'11" E, a distance of 1402.45 feet, continuing along the east line of the said 35.997 acre Jarrell Land LP tract, passing the southwest corner of the said 111.959 acre tract, the same being the northwest corner of that certain 20.399 acre tract called Tract 16b in a deed to Sonwest Co. recorded in Document Number 2012074807 of the Official Public Records of Williamson County, Texas and continuing with the west line of the said 20.399 acre tract to a ½ inch diameter steel pin found for angle point;

THENCE, S 21°40'19" E, a distance of 1065.41 feet, continuing along the east line of the said 35.997 acre Jarrell Land LP tract, passing the southwest corner of the remainder part of the 20.399 acre tract, the same being the northwest corner of Sonterra West Section 8-G1, a subdivision of record in Document Number 2014007930 of the Official Public Records of Williamson County, Texas, passing the southwest corner of the said Sonterra West Section 8-G1, the same being the northwest corner of Sonterra West Section 8-A Phase 1, a subdivision of record in Cabinet DD, Slide 24 of the Plat Records of Williamson County, Texas and continuing to a ½ inch diameter steel pin found on the north line of County Road 313 at the southeast corner of the said 35.997 acre Jarrell Land LP tract, being the intersection of the west line of Turquoise Way with the north line of County Road 313;


75.357 Acres

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THENCE, S 68°04'55" W, a distance of 313.60 feet along the north line of County Road 313 to a ½ inch diameter steel pin found at the southwest corner of the said 35.997 acre Jarrell Land LP tract, the same being the southeast corner of the said 39.360 acre Jarrell Land LP tract;

THENCE, S 68°01'42" W, a distance of 418.73 feet along the north line of County Road 313 to the **PLACE OF BEGINNING**, containing 75.357 acres of land, more or less. This description prepared from a survey made on the ground dated April 27, 2017.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.


12-2-2017

Timothy A. Lenz, R.P.L.S. No. 4393

Lenz & Associates, Inc.

Firm No. 100290-00

4303 Russell Drive

Austin, Texas 78704

(512) 443-1174

(Sonterra Jarrell Land LP 75.357 ac.doc)



EXHIBIT 3

FIELD NOTE DESCRIPTION
3.15 ACRES
G. SCHNEIDER SURVEY, A-580
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 3.15 ACRES OF LAND OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 67.346 ACRE TRACT DESCRIBED IN A DEED TO COOL WATER PARTNERS, LP RECORDED IN DOCUMENT NUMBER 2017018713 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 3.15 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone. This description was prepared from field measurements and computations from record deed information. This description was prepared for the purpose of defining Municipal Utility District boundaries.

BEGINNING, at a ½ inch diameter steel pin found marked FOREST on the east line of County Road 3001 at the westerly southwest corner of that certain 70.715 acre tract called Tract 22 in a deed to RVEST LP recorded in Document Number 2012074806 of the Official Public Records of Williamson County, Texas, the same being the westerly most northwest corner of the said 67.346 acre Cool Water Partners, LP tract;

THENCE, along common lines between the said 67.346 acre Cool Water Partners, LP tract and the said 70.715 acre RVEST, LP tract, the following three (3) courses and distances:

- 1) N 68°59'01" E, 1155.74 feet to a ½ inch diameter steel pin found with cap marked FOREST;
- 2) N 16°33'48" W, 458.09 feet to a ½ inch diameter steel pin found with cap marked FOREST at the northwest corner of the said 67.346 acre Cool Water Partners, LP tract;
- 3) N 76°21'37" E, 278.65 feet to a computed point in the approximate centerline of a creek, from which a ½ inch diameter steel pin found at the northeast corner of the said 67.346 acre tract bears N 76°21'37" E, 1365.99 feet;

THENCE, crossing the said 67.346 acre Cool Water Partners, LP tract, along the approximate centerline of creek, the following four (4) courses and distances:

- 1) S 15°36'14" E, 1.26 feet to a computed point;
- 2) S 01°39'09" E, 47.19 feet to a computed point;
- 3) S 09°57'40" W, 51.85 feet to a computed point;
- 4) S 01°04'01" E, 102.11 feet to a computed point;

THENCE, continuing to traverse the interior of the said 67.346 acre Cool Water Partners, LP tract, the following two (2) courses and distances:

- 1) S 0°13'52" W, 250.19 feet to a computed point;
- 2) S 27°49'24" W, 200.00 feet to a computed point on a westerly line of the said 67.346 acre Cool Water Partners, LP tract, from which an axle found at an exterior corner of the said 67.346 acre tract bears S 17°10'36" E, 906.31 feet;

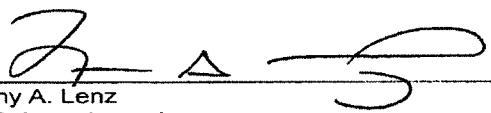
THENCE, N 17°10'36" W, a distance of 100.00 feet to a flat steel bar found at an interior corner of the said 67.346 acre Cool Water Partners, LP tract, the same being the northeast corner of that certain 73.919 acre tract described in a deed to Gordon L. Stanford recorded in Volume 2307, Page 524 of the Official Records of Williamson County, Texas;

3.15 Ac.
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THENCE, S 69°00'17" W, a distance of 1155.67 feet along the north line of the said 73.919 acre Stanford tract to a ½ inch diameter steel pin found with cap marked FOREST on the east line of County Road 3001 at an exterior corner of the said 67.346 acre Cool Water Partners, LP tract;

THENCE, N 21°16'35" W, a distance of 29.90 feet along the east line of County Road 3001 to the **PLACE OF BEGINNING**, containing 3.15 acres of land, more or less.

JANUARY 12, 2018



Timothy A. Lenz

Lenz & Associates, Inc.
Firm Number 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

Sonterra 3.15 ac MUD.doc

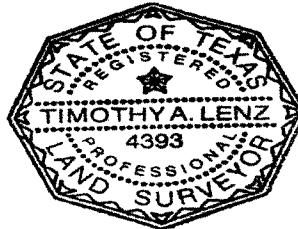


EXHIBIT 4

FIELD NOTE DESCRIPTION
245.95 ACRES
G. SCHNEIDER SURVEY, A-580
W. BRYAN SURVEY, A-108
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 245.95 ACRES OF LAND OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580 AND THE W. BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 142.717 ACRE TRACT CALLED TRACT 17, ALL OF THAT CERTAIN 66.678 ACRE TRACT CALLED TRACT 24 AND A PORTION OF THAT CERTAIN 70.715 ACRE TRACT CALLED TRACT 22 IN A DEED TO RVEST LP RECORDED IN DOCUMENT NUMBER 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 245.95 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All steel pins set cited herein are 1/4 inch diameter with cap marked Lenz & Assoc. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone. This description was prepared from field measurements and computations from record deed information. This description was prepared for the purpose of defining Municipal Utility District boundaries.

COMMENCING, at a 1/4 inch diameter steel pin found with cap marked FOREST on the east line of County Road 3001 at the northwest corner of the said 70.715 acre RVEST LP tract and being on the south line, as fenced, of that certain 1.28 acre tract called Second Tract in a deed to Wess A. Cassens, Jr. and wife Helen M. Cassens recorded in Volume 533, Page 440 of the Deed Records of Williamson County, Texas;

THENCE, along the north line of the said 70.715 acre RVEST LP tract and the south line of the said 1.28 acre Cassens tract, as fenced, the following two (2) courses and distances:

- 1) N 67°56'15" E, 1471.21 feet to a 1/4 inch diameter steel pin found with cap marked FOREST;
- 2) N 67°46'56" E, 556.58 feet to a computed point for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, N 67°46'56" E, a distance of 495.11 feet, continuing along the north line of the said 70.715 acre RVEST LP tract, passing the southeast corner of the said 1.28 acre Cassens tract and continuing to a computed point at an exterior corner of the said 70.715 acre RVEST LP tract, being on a common line with that certain 73.72 acre tract called First Tract in the said deed to Wess A. Cassens, Jr. and wife Helen M. Cassens recorded in Volume 533, Page 440;

THENCE, along the common lines between the said 70.715 acre RVEST LP tract and the said 73.72 acre Cassens tract, the following two (2) courses and distances:

- 1) S 59°09'07" E, 615.39 feet to a computed point;
- 2) S 68°05'58" E, 222.51 feet to a computed point on the east line of the said 70.715 acre RVEST LP tract, being a common line with the said 66.678 acre RVEST LP tract and being at the southerly most corner of the said 73.72 acre Cassens tract;

THENCE, N 21°23'32" W, a distance of 749.20 feet to a computed point at the northwest corner of the said 66.678 acre RVEST LP tract and interior corner of the said 73.72 acre Cassens tract;

THENCE, N 68°27'28" E, a distance of 1532.22 feet, passing the southeast corner of the said 73.72 acre Cassens tract, the same being an exterior corner of that certain 143.6 acre tract called Second Tract in a deed conveying 67% interest to Louis Straka, Jr. and wife, Louise Straka recorded in Document Number 2016071285, also described in a deed conveying 33% interest to Annie Straka Hyzak recorded in Document Number 2016071284 of the Official Public Records of Williamson County, Texas and continuing to a computed point at the northeast corner of the said 66.678 acre RVEST LP tract and interior corner of the said 143.6 acre Second tract;

THENCE, S 21°13'39" E, a distance of 1866.82 feet to a computed point at a corner of the said 66.678 acre RVEST LP tract, the same being the northeast corner of the said 142.717 acre RVEST LP tract;

245.95 Ac.
Page 2 of 4

THENCE, along the east line of the said 142.717 acre RVEST LP tract, the following three (3) courses and distances;

- 1) S 21°12'43" E, 816.06 feet to a computed point;
- 2) S 20°43'26" E, 865.16 feet to a computed point at the southwest corner of the said 143.6 acre Second Tract, the same being the northwest corner of that certain 2.0 acre tract called Third Tract in the said deeds recorded in Document No. 2016071285 and Document Number 2016071284 of the Official Public Records of Williamson County, Texas;
- 3) S 20°41'17" E, 1479.87 feet to a computed point on the west line of the said 2.0 acre Third Tract at the southeast corner of the said 142.717 acre RVEST LP tract, the same being at the northeast corner of that certain 13.64 acre tract described in a deed to Jay F. Holifield and Pamela D. Blakeman recorded in Document Number 2017075031 of the Official Public Records of Williamson County, Texas;

THENCE, S 68°25'44" W, a distance of 2257.99 feet along the south line of the said 142.717 acre RVEST LP tract, the same being the north line of the said 13.64 acre tract and then the north line of that certain 20.09 acre tract described in a deed to Mark E. Harbin and wife, Mary L. Harbin recorded in Volume 877, Page 904 of the Deed Records of Williamson County, Texas to a computed point on the east line of County Road 314 at the southwest corner of the said 142.717 acre RVEST LP tract;

THENCE, along the east line of County Road 314 and west line of the said 142.717 acre RVEST LP tract and then the west line of the said 66.678 acre RVEST LP tract, the following two (2) courses and distances:

- 1) N 21°44'39" W, 796.80 feet to a computed point;
- 2) N 21°12'41" W, 1123.35 feet to a ½ inch diameter steel pin found with cap marked FOREST at an exterior corner of the said 66.678 acre RVEST LP tract, also being an exterior corner of that certain 67.346 acre tract described in a deed to Cool Water Partners, LP recorded in Document Number 2017018713 of the Official Public Records of Williamson County, Texas;

THENCE, along the south, east and north lines of the said 67.346 acre Cool Water Partners, LP tract, being common lines with the said 66.678 acre RVEST LP tract and 70.715 acre RVEST LP tracts, the following three (3) courses and distances:

- 1) N 66°14'42" E, 188.57 feet to a ½ inch diameter steel pin found with cap marked FOREST;
- 2) N 12°48'47" W, 2261.26 feet to a ½ inch diameter steel pin found at the northeast corner of the said 67.346 acre Cool Water Partners, LP tract;
- 3) S 76°21'37" W, 1365.99 feet to a computed point, from which a ½ inch diameter steel pin found with cap marked FOREST bears S 76°21'37" W, 278.65 feet;

THENCE, crossing the said 70.715 acre RVEST LP tract with the approximate centerline of creek, the following thirty-six (36) courses and distances:

- 1) N 15°36'14" W, 44.24 feet to a computed point;
- 2) N 27°09'56" W, 65.72 feet to a computed point;
- 3) N 23°32'58" E, 64.24 feet to a computed point;
- 4) N 53°01'47" E, 41.53 feet to a computed point;
- 5) S 23°35'36" E, 39.37 feet to a computed point;

245.95 Ac.
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- 6) S 84°49'58" E, 44.08 feet to a computed point;
- 7) N 84°39'41" E, 49.42 feet to a computed point;
- 8) S 17°08'46" E, 58.03 feet to a computed point;
- 9) N 60°31'27" E, 17.62 feet to a computed point;
- 10) S 54°25'35" E, 12.17 feet to a computed point;
- 11) S 66°03'14" E, 19.38 feet to a computed point;
- 12) N 55°28'27" E, 26.98 feet to a computed point;
- 13) N 62°52'52" E, 26.31 feet to a computed point;
- 14) N 01°42'45" W, 23.13 feet to a computed point;
- 15) N 68°42'46" W, 22.53 feet to a computed point;
- 16) N 15°45'48" E, 14.06 feet to a computed point;
- 17) N 76°55'52" E, 55.51 feet to a computed point;
- 18) N 23°41'04" E, 29.31 feet to a computed point;
- 19) N 30°18'41" W, 20.77 feet to a computed point;
- 20) N 73°56'07" W, 29.41 feet to a computed point;
- 21) N 0°46'12" W, 36.06 feet to a computed point;
- 22) N 30°35'46" E, 41.38 feet to a computed point;
- 23) S 89°32'08" E, 21.56 feet to a computed point;
- 24) N 49°53'46" E, 20.65 feet to a computed point;
- 25) N 18°35'05" W, 64.68 feet to a computed point;
- 26) N 13°49'13" W, 44.26 feet to a computed point;
- 27) N 03°07'35" W, 71.99 feet to a computed point;
- 28) N 19°36'15" E, 53.73 feet to a computed point;
- 29) N 51°48'16" E, 20.18 feet to a computed point;
- 30) N 08°49'12" W, 34.97 feet to a computed point;
- 31) N 05°33'13" E, 46.79 feet to a computed point;
- 32) N 81°11'54" W, 49.44 feet to a computed point;
- 33) S 85°19'19" W, 27.89 feet to a computed point;
- 34) N 01°18'13" W, 30.49 feet to a computed point;
- 35) N 66°56'54" E, 57.78 feet to a computed point;

EXHIBIT 5

**FIELD NOTE DESCRIPTION
312.94 ACRES
G. SCHNEIDER SURVEY, A-580
W. BRYAN SURVEY, A-108
WILLIAMSON COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 312.94 ACRES OF LAND OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580 AND THE W. BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 142.717 ACRE TRACT CALLED TRACT 17, ALL OF THAT CERTAIN 66.678 ACRE TRACT CALLED TRACT 24 AND A PORTION OF THAT CERTAIN 70.715 ACRE TRACT CALLED TRACT 22 IN A DEED TO RVEST LP RECORDED IN DOCUMENT NUMBER 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALONG WITH A PORTION OF THAT CERTAIN 67.346 ACRE TRACT AND ALL OF THAT CERTAIN 2.77 ACRE TRACT DESCRIBED IN A DEED TO COOL WATER PARTNERS, LP RECORDED IN DOCUMENT NUMBER 2017018713 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 312.94 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone. This description was prepared from field measurements and computations from record deed information. This description was prepared for the purpose of defining Municipal Utility District boundaries.

COMMENCING, at a ½ inch diameter steel pin found with cap marked FOREST on the east line of County Road 3001 at the northwest corner of the said 70.715 acre RVEST LP tract and being on the south line, as fenced, of that certain 1.28 acre tract called Second Tract in a deed to Wess A. Cassens, Jr. and wife Helen M. Cassens recorded in Volume 533, Page 440 of the Deed Records of Williamson County, Texas;

THENCE, along the north line of the said 70.715 acre RVEST LP tract and the south line of the said 1.28 acre Cassens tract, as fenced, the following two (2) courses and distances:

- 1) N 67°56'15" E, 1471.21 feet to a ½ inch diameter steel pin found with cap marked FOREST;
- 2) N 67°46'56" E, 556.58 feet to a computed point for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, N 67°46'56" E, a distance of 495.11 feet, continuing along the north line of the said 70.715 acre RVEST LP tract, passing the southeast corner of the said 1.28 acre Cassens tract and continuing to a computed point at an exterior corner of the said 70.715 acre RVEST LP tract, being on a common line with that certain 73.72 acre tract called First Tract in the said deed to Wess A. Cassens, Jr. and wife Helen M. Cassens recorded in Volume 533, Page 440;

THENCE, along the common lines between the said 70.715 acre RVEST LP tract and the said 73.72 acre Cassens tract, the following two (2) courses and distances:

- 1) S 59°09'07" E, 615.39 feet to a computed point;
- 2) S 68°05'58" E, 222.51 feet to a computed point on the east line of the said 70.715 acre RVEST LP tract, being a common line with the said 66.678 acre RVEST LP tract and being at the southerly most corner of the said 73.72 acre Cassens tract;

THENCE, N 21°23'32" W, a distance of 749.20 feet to a computed point at the northwest corner of the said 66.678 acre RVEST LP tract and interior corner of the said 73.72 acre Cassens tract;

THENCE, N 68°27'28" E, a distance of 1532.22 feet, passing the southeast corner of the said 73.72 acre Cassens tract, the same being an exterior corner of that certain 143.6 acre tract called Second Tract in a deed conveying 67% interest to Louis Straka, Jr. and wife, Louise Straka recorded in Document Number 2016071285, also described in a deed conveying 33% interest to Annie Straka Hyzak recorded in Document Number 2016071284 of the Official Public Records of Williamson County, Texas and continuing to a computed point at the northeast corner of the said 66.678 acre RVEST LP tract and interior corner of the said 143.6 acre Second tract;

THENCE, S 21°13'39" E, a distance of 1866.82 feet to a computed point at a corner of the said 66.678 acre RVEST LP tract, the same being the northeast corner of the said 142.717 acre RVEST LP tract;

312.94 Ac.
Page 2 of 4

THENCE, along the east line of the said 142.717 acre RVEST LP tract, the following three (3) courses and distances;

- 1) S 21°12'43" E, 816.06 feet to a computed point;
- 2) S 20°43'26" E, 865.16 feet to a computed point at the southwest corner of the said 143.6 acre Second Tract, the same being the northwest corner of that certain 2.0 acre tract called Third Tract in the said deeds recorded in Document No. 2016071285 and Document Number 2016071284 of the Official Public Records of Williamson County, Texas;
- 3) S 20°41'17" E, 1479.87 feet to a computed point on the west line of the said 2.0 acre Third Tract at the southeast corner of the said 142.717 acre RVEST LP tract, the same being at the northeast corner of that certain 13.64 acre tract described in a deed to Jay F. Holiffeld and Pamela D. Blakeman recorded in Document Number 2017075031 of the Official Public Records of Williamson County, Texas;

THENCE, S 68°25'44" W, a distance of 2257.99 feet along the south line of the said 142.717 acre RVEST LP tract, the same being the north line of the said 13.64 acre tract and then the north line of that certain 20.09 acre tract described in a deed to Mark E. Harbin and wife, Mary L. Harbin recorded in Volume 877, Page 904 of the Deed Records of Williamson County, Texas to a computed point on the east line of County Road 314 at the southwest corner of the said 142.717 acre RVEST LP tract;

THENCE, along the east line of County Road 314 and west line of the said 142.717 acre RVEST LP tract and then the west line of the said 66.678 acre RVEST LP tract, the following two (2) courses and distances:

- 1) N 21°44'39" W, 796.80 feet to a computed point;
- 2) N 21°12'41" W, 1123.35 feet to a ½ inch diameter steel pin found with cap marked FOREST at an exterior corner of the said 66.678 acre RVEST LP tract, also being an exterior corner of the said 67.346 acre Cool Water Partners, LP tract;

THENCE, along the east and north lines of County Road 314, the same being the south line of the said 67.346 acre and 2.77 acre Cool Water Partners, LP tracts, the following two (2) courses and distances:

- 1) N 34°36'05" W, 157.90 feet to a computed point;
- 2) S 68°39'52" W, 724.05 feet to a ½ inch diameter steel pin found at the southwest corner of the said 2.77 acre Cool Water Partners, LP tract, the same being the southeast corner of that certain 5.00 acre tract described in a deed to Gordon L. Stanford recorded in Volume 2191, Page 796 of the Official Records of Williamson County, Texas;

THENCE, N 15°10'44" W, a distance of 958.57 feet along a westerly line of the said 2.77 acre Cool Water Partners, LP tract, passing the northeast corner of the said 5.00 acre Stanford tract, the same being an exterior corner of that certain 13.581 acre tract described in a deed to Gordon L. Stanford and wife, Donna Walsh Stanford recorded in Document Number 9856521 of the Official Public Records of Williamson County, Texas and continuing to a ½ inch diameter steel pin found at the easterly northeast corner of the said 13.581 acre Sanford tract;

THENCE, S 55°19'57" W, a distance of 575.53 feet to an axle found at an interior corner of the said 13.581 acre Stanford tract and exterior of the said 67.346 acre Cool Water Partners, LP tract;

312.94 Ac.
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THENCE, N 17°10'36" W, a distance of 906.31 feet, along a westerly line of the said 67.346 acre Cool Water Partners, LP tract, passing the northerly most northeast corner of the said 13.581 acre Stanford tract and continuing to a computed point, from which a flat steel bar found at an interior corner of the said 67.346 acre Cool Water Partners, LP tract, the same being the northeast corner of that certain 73.919 acre tract described in a deed to Gordon L. Stanford recorded in Volume 2307, Page 524 of the Official Records of Williamson County, Texas bears N 17°10'36" W, 100.00 feet;

THENCE, crossing the said 67.346 acre Cool Water Partners, LP tract the following two (2) courses and distances:

- 1) N 27°49'24" E, 200.00 feet to a computed point;
- 2) N 0°13'52" E, 250.19 feet to a computed point in the approximate centerline of creek;

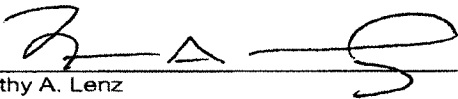
THENCE, continuing to cross the interior of the said 67.346 acre Cool Water Partners, LP tract and then crossing the interior of the said 70.715 acre RVEST LP tract, with the approximate centerline of creek, the following thirty-nine (39) courses and distances:

- 1) N 01°04'01" W, 102.11 feet to a computed point;
- 2) N 09°57'40" E, 51.85 feet to a computed point;
- 3) N 01°39'09" W, 47.19 feet to a computed point;
- 4) N 15°36'14" W, at 1.26 feet passing the north line of the said 67.346 acre Cool Water Partners, LP tract, being a common line with the said 70.715 acre RVEST LP tract, from which a ½ inch diameter steel pin found bears N 76°21'37" E, 1365.99 feet and a ½ inch diameter steel pin found with cap marked FOREST bears S 76°21'37" W, 278.65 feet, and continuing for a **total distance of 45.50 feet** to a computed point;
- 5) N 27°09'56" W, 65.72 feet to a computed point;
- 6) N 23°32'58" E, 64.24 feet to a computed point;
- 7) N 53°01'47" E, 41.53 feet to a computed point;
- 8) S 23°35'36" E, 39.37 feet to a computed point;
- 9) S 84°49'58" E, 44.08 feet to a computed point;
- 10) N 84°39'41" E, 49.42 feet to a computed point;
- 11) S 17°08'46" E, 58.03 feet to a computed point;
- 12) N 60°31'27" E, 17.62 feet to a computed point;
- 13) S 54°25'35" E, 12.17 feet to a computed point;
- 14) S 66°03'14" E, 19.38 feet to a computed point;
- 15) N 55°28'27" E, 26.98 feet to a computed point;
- 16) N 62°52'52" E, 26.31 feet to a computed point;
- 17) N 01°42'45" W, 23.13 feet to a computed point;
- 18) N 68°42'46" W, 22.53 feet to a computed point;

312.94 Ac.
Page 4 of 4

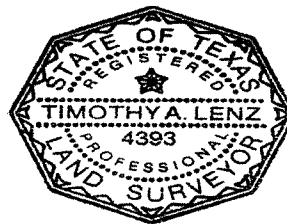
- 19) N 15°45'48" E, 14.06 feet to a computed point;
- 20) N 76°55'52" E, 55.51 feet to a computed point;
- 21) N 23°41'04" E, 29.31 feet to a computed point;
- 22) N 30°18'41" W, 20.77 feet to a computed point;
- 23) N 73°56'07" W, 29.41 feet to a computed point;
- 24) N 0°46'12" W, 36.06 feet to a computed point;
- 25) N 30°35'46" E, 41.38 feet to a computed point;
- 26) S 89°32'08" E, 21.56 feet to a computed point;
- 27) N 49°53'46" E, 20.65 feet to a computed point;
- 28) N 18°35'05" W, 64.68 feet to a computed point;
- 29) N 13°49'13" W, 44.26 feet to a computed point;
- 30) N 03°07'35" W, 71.99 feet to a computed point;
- 31) N 19°36'15" E, 53.73 feet to a computed point;
- 32) N 51°48'16" E, 20.18 feet to a computed point;
- 33) N 08°49'12" W, 34.97 feet to a computed point;
- 34) N 05°33'13" E, 46.79 feet to a computed point;
- 35) N 81°11'54" W, 49.44 feet to a computed point;
- 36) S 85°19'19" W, 27.89 feet to a computed point;
- 37) N 01°18'13" W, 30.49 feet to a computed point;
- 38) N 66°56'54" E, 57.78 feet to a computed point;
- 39) N 44°34'04" E, 57.23 feet to the **PLACE OF BEGINNING**, containing 312.94 acres of land, more or less.

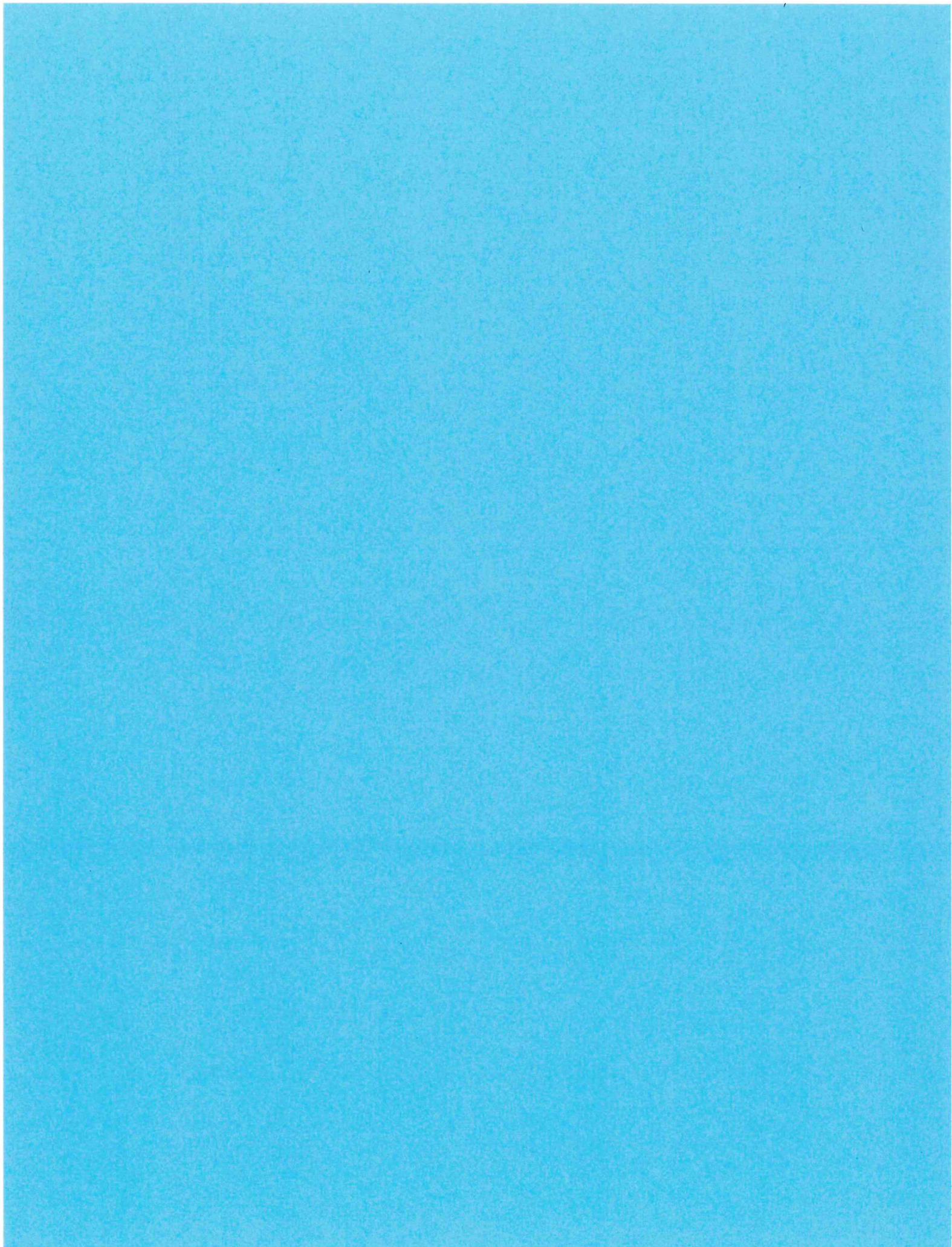
JANUARY 13, 2018



Timothy A. Lenz
Lenz & Associates, Inc.
Firm Number 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

(Sonterra 312.94 ac MUD.doc)





Racial Profiling Report | Full

Agency Name: JARRELL POLICE DEPARTMENT

Reporting Date: 01/13/2025

TCOLE Agency Number: 491211

Chief Administrator: ANGELA S. MATHEWS

Agency Contact Information:

Phone: (512) 746-5333

Email: angela.mathews@jarrellpolice.gov

Mailing Address:

191 TOWN CENTER BLVD

JARRELL, TX 76537-4003

This Agency filed a full report

JARRELL POLICE DEPARTMENT has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the JARRELL POLICE DEPARTMENT from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the JARRELL POLICE DEPARTMENT if the individual believes that a peace officer employed by the JARRELL POLICE DEPARTMENT has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the JARRELL POLICE DEPARTMENT who, after an investigation, is shown to have engaged in racial profiling in violation of the JARRELL POLICE DEPARTMENT policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The JARRELL POLICE DEPARTMENT has satisfied the statutory data audit requirements as prescribed in Article

2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: ANGELA MATHEWS
Interim Chief of Police

Date: 01/13/2025

Total stops: 1356

Street address or approximate location of the stop

City street	314
US highway	741
County road	126
State highway	122
Private property or other	53

Was race or ethnicity known prior to stop?

Yes	41
No	1315

Race / Ethnicity

Alaska Native / American Indian	8
Asian / Pacific Islander	68
Black	212
White	612
Hispanic / Latino	456

Gender

Female	427
Alaska Native / American Indian	1
Asian / Pacific Islander	15
Black	62
White	234
Hispanic / Latino	114
Male	929
Alaska Native / American Indian	7
Asian / Pacific Islander	53
Black	150
White	377
Hispanic / Latino	352

Reason for stop?

Violation of law	12
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	6

Hispanic / Latino	3
Preexisting knowledge	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	0
Moving traffic violation	1044
Alaska Native / American Indian	8
Asian / Pacific Islander	58
Black	156
White	481
Hispanic / Latino	341
Vehicle traffic violation	297
Alaska Native / American Indian	0
Asian / Pacific Islander	10
Black	52
White	123
Hispanic / Latino	112
Was a search conducted?	
Yes	40
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	16
White	12
Hispanic / Latino	12
No	1316
Alaska Native / American Indian	8
Asian / Pacific Islander	68
Black	196
White	600
Hispanic / Latino	444
Reason for Search?	
Consent	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1

Hispanic / Latino	1
Contraband	5
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	3
Probable	32
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	15
White	10
Hispanic / Latino	7
Inventory	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Incident to arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Was Contraband discovered?	
Yes	39
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	16
White	12
Hispanic / Latino	11
No	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1

Did the finding result in arrest?
(total should equal previous column)

Yes	0	No	0
Yes	0	No	0
Yes	2	No	14
Yes	1	No	11
Yes	3	No	8

Description of contraband

Drugs	25
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	11
White	7
Hispanic / Latino	7
Weapons	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	1
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	11
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	4
Hispanic / Latino	2

Result of the stop

Verbal warning	1181
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Alaska Native / American Indian	5
Asian / Pacific Islander	61
Black	181
White	548
Hispanic / Latino	386
Written warning	4
Alaska Native / American Indian	1
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	2
Citation	153
Alaska Native / American Indian	2
Asian / Pacific Islander	7
Black	28
White	59
Hispanic / Latino	59
Written warning and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Citation and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest	18
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	5
Hispanic / Latino	9
Arrest based on	
Violation of Penal Code	7
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	<input checked="" type="checkbox"/>
Use Department's submitted analysis	<input type="checkbox"/>

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

JARRELL POLICE DEPARTMENT

01. Total Traffic Stops:	1356	
02. Location of Stop:		
a. City Street	314	23.16%
b. US Highway	741	54.65%
c. County Road	126	9.29%
d. State Highway	122	9.00%
e. Private Property or Other	53	3.91%
03. Was Race known prior to Stop:		
a. NO	1315	96.98%
b. YES	41	3.02%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	8	0.59%
b. Asian/ Pacific Islander	68	5.01%
c. Black	212	15.63%
d. White	612	45.13%
e. Hispanic/ Latino	456	33.63%
05. Gender:		
a. Female	427	31.49%
i. Alaska/ Native American/ Indian	1	0.07%
ii. Asian/ Pacific Islander	15	1.11%
iii. Black	62	4.57%
iv. White	234	17.26%
v. Hispanic/ Latino	114	8.41%
b. Male	929	68.51%
i. Alaska/ Native American/ Indian	7	0.52%
ii. Asian/ Pacific Islander	53	3.91%
iii. Black	150	11.06%
iv. White	377	27.80%
v. Hispanic/ Latino	352	25.96%
06. Reason for Stop:		
a. Violation of Law	12	0.88%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%

Racial Profiling Analysis Report

iii. Black	3	25.00%
iv. White	6	50.00%
v. Hispanic/ Latino	3	25.00%
b. Pre-Existing Knowledge	3	0.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	33.33%
iv. White	2	66.67%
v. Hispanic/ Latino	0	0.00%
c. Moving Traffic Violation	1044	76.99%
i. Alaska/ Native American/ Indian	8	0.77%
ii. Asian/ Pacific Islander	58	5.56%
iii. Black	156	14.94%
iv. White	481	46.07%
v. Hispanic/ Latino	341	32.66%
d. Vehicle Traffic Violation	297	21.90%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	10	3.37%
iii. Black	52	17.51%
iv. White	123	41.41%
v. Hispanic/ Latino	112	37.71%
07. Was a Search Conducted:		
a. NO	1316	97.05%
i. Alaska/ Native American/ Indian	8	0.61%
ii. Asian/ Pacific Islander	68	5.17%
iii. Black	196	14.89%
iv. White	600	45.59%
v. Hispanic/ Latino	444	33.74%
b. YES	40	2.95%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	16	40.00%
iv. White	12	30.00%
v. Hispanic/ Latino	12	30.00%
08. Reason for Search:		
a. Consent	2	0.15%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	50.00%
v. Hispanic/ Latino	1	50.00%
b. Contraband in Plain View	5	0.37%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	20.00%
iv. White	1	20.00%
v. Hispanic/ Latino	3	60.00%
c. Probable Cause	32	2.36%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	15	46.88%
iv. White	10	31.25%
v. Hispanic/ Latino	7	21.88%
d. Inventory	1	0.07%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
e. Incident to Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
09. Was Contraband Discovered:		
YES	39	2.88%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	16	41.03%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	2	
Finding resulted in arrest - NO	14	
iv. White	12	30.77%
Finding resulted in arrest - YES	1	
Finding resulted in arrest - NO	11	
v. Hispanic/ Latino	11	28.21%
Finding resulted in arrest - YES	3	
Finding resulted in arrest - NO	8	
b. NO	1	0.07%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
10. Description of Contraband:		
a. Drugs	25	1.84%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	11	44.00%
iv. White	7	28.00%
v. Hispanic/ Latino	7	28.00%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	1	0.07%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
d. Alcohol	2	0.15%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	50.00%

Racial Profiling Analysis Report

v. Hispanic/ Latino	1	50.00%
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	11	0.81%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	5	45.45%
iv. White	4	36.36%
v. Hispanic/ Latino	2	18.18%
11. Result of Stop:		
a. Verbal Warning	1181	87.09%
i. Alaska/ Native American/ Indian	5	0.42%
ii. Asian/ Pacific Islander	61	5.17%
iii. Black	181	15.33%
iv. White	548	46.40%
v. Hispanic/ Latino	386	32.68%
b. Written Warning	4	0.29%
i. Alaska/ Native American/ Indian	1	25.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	25.00%
iv. White	0	0.00%
v. Hispanic/ Latino	2	50.00%
c. Citation	153	11.28%
i. Alaska/ Native American/ Indian	2	1.31%
ii. Asian/ Pacific Islander	7	4.58%
iii. Black	28	18.30%
iv. White	59	38.56%
v. Hispanic/ Latino	59	38.56%
d. Written Warning and Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

Racial Profiling Analysis Report

e. Citation and Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Arrest	18	1.33%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	22.22%
iv. White	5	27.78%
v. Hispanic/ Latino	9	50.00%
12. Arrest Based On:		
a. Violation of Penal Code	7	0.52%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	28.57%
iv. White	1	14.29%
v. Hispanic/ Latino	4	57.14%
b. Violation of Traffic Law	1	0.07%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	10	0.74%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	20.00%
iv. White	4	40.00%
v. Hispanic/ Latino	4	40.00%

Racial Profiling Analysis Report

13. Was Physical Force Used:

a. NO	1355	99.93%
i. Alaska/ Native American/ Indian	8	0.59%
ii. Asian/ Pacific Islander	68	5.02%
iii. Black	212	15.65%
iv. White	611	45.09%
v. Hispanic/ Latino	456	33.65%
b. YES	1	0.07%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	0.00%
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	1	100.00%
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	0.00%

14. Total Number of Racial Profiling Complaints Received:

0

REPORT DATE COMPILED 01/13/2025

