

MANVILLE WATER SUPPLY CORPORATION

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October 5, 2020

BLD VOHL 6A-1, LLC
C/O Becky Collings
United Development Funding
13809 Research Boulevard, Suite 655
Austin, Texas 78750

Re: Service Letter – **BLD VOHL 6A-1, LLC** - Tract 1 (Exhibit A-1) - R278092 1.724 acres, Tract 2 (Exhibit A-2) - R708120 2.84 acres & Tract 3 (Exhibit A-3) - R723841 .500 acres

Dear BLD VOHL 6A-1, LLC,

The properties listed in “Exhibit A- A-4” (attached) are currently in the Manville water service area, and Manville makes every effort to fulfill its statutory obligation to provide continuous and adequate service to the full extent of its Certificate of Convenience and Necessity (CCN).

Because of the pressures of growth in the area, Manville and the City of Pflugerville are engaged in an ongoing process of utility planning for the region in which this property are located. It is likely that in the foreseeable future changes will be initiated that will have the effect of moving certain areas from the Manville Certificate of Convenience and Necessity to the Pflugerville water Certificate of Convenience and Necessity, including these properties. Any such change does require approval by the Public Utility Commission of Texas and if approved might involve changes in water utility providers. Only unserved areas would be subject to transfer.

Presently, Manville does not have the infrastructure in place to serve the referenced properties. If the Owner/Developer would like to obtain water service from the City of Pflugerville and request a CCN transfer with the PUC, Manville has no objections to the City of Pflugerville providing water service to the properties in the said Exhibits. The compensation issue has not been fully resolved. Manville has traditionally accepted compensation of \$1400 per acre and I believe that our board would propose that figure. The Owner/Developer must submit the transfer application and all documents required by the PUC for the modification of the CCN, at the Owner/Developers sole expense.

Sincerely,

Rexanne Pilkenton
Assistant General Manager

EXHIBIT A
BLD Property – Legal Description

Tract 1: Approximately 1.724 acres of land located in Travis County, Texas, more particularly described on Exhibit A-1 attached hereto and incorporated herein for all purposes.

Tract 2: Approximately 2.84 acres of land located in Travis County, Texas, more particularly described on Exhibit A-2 attached hereto and incorporated herein for all purposes.

Tract 3: Approximately 0.500 acres of land located in Travis County, Texas, more particularly described on Exhibit A-3 attached hereto and incorporated herein for all purposes.

Tract 1, Tract 2, and Tract 3 are collectively referred to herein as the “BLD Property.”

EXHIBIT A-1

TRACT 1

**METES AND BOUNDS DESCRIPTION
OF 1.724 ACRES OF LAND
IN THE EDWARD FLINT SURVEY NO. 11, A-277
TRAVIS COUNTY, TEXAS**

All that certain 1.724 acres of land, out of Lot 2, the Bratcher Subdivision according to the plat thereof recorded under Volume 90, Page 142, in the Plat Records of Travis County, Texas, which is the same tract listed in the deed from Robert Sheehan, et ux to Lennar Homes of Texas Land and Construction, Ltd. recorded under File No. 2002118294, in the Official Public Records of Travis County, Texas, in the Edward Flint Survey No.11, A-277, Travis County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, Central Zone)

BEGINNING at a ½" iron rod found for the northwest corner of said Lot 2, common to the most northerly northeast corner of Lot 1, of said Bratcher Subdivision and the northwest corner of the herein described tract, in the south right-of-way line of Kelly Lane (60' R.O.W.);

THENCE South 63°03'47" East - 221.45', along said south right-of-way line, to a ½" iron rod set for the west end of the southwest right-of-way cutback curve at the intersection of said Kelly Lane and Hidden Lake Drive, common to a point on a curve to the right, having a central angle of 90°59'33", a radius of 25.00', and from which point the center of the circle of said curve bears South 26°55'41" West;

THENCE along said curve to the right, along said southwest right-of-way cutback curve, in a southeasterly direction, an arc distance of 39.70' to a ½" iron rod set for the south end of said southwest right-of-way cutback curve, in the west right-of-way line of said Hidden Lake Drive (90' R.O.W.);

THENCE South 27°54'50" West - 160.03', along said west right-of-way line, to a ½" iron rod set for the Point of Curvature of a curve to the left, having a central angle of 07°02'07", and a radius of 1045.00';

THENCE along said curve to the left, in a southerly direction, an arc distance of 128.31', to a ½" iron rod found for the northeast corner of the 8.378 acre tract described in the deed from Lennar Homes of Texas Land and Construction, Ltd. to Northeast Travis County Utility District recorded under Document No. 2005081202, in the Official Public Records of Travis County, Texas, common to the southeast corner of the herein described tract;

THENCE North 60°02'41" West - 249.68', along the north line of said 8.378 acre tract, to a ½" iron rod found for the northwest corner of said 8.378 acre tract, common to the southwest corner of the herein described tract, in an east line of aforesaid Lot 1, common to the west line of aforesaid Lot 2;

THENCE North 26°55'25" East - 300.39', along said common line, to the **POINT OF BEGINNING** of the herein described tract and containing 1.724 acres of land.

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1104-005-26-A520



Certification Date
April 20, 2006



THIS LEGAL DESCRIPTION IS ISSUED AS "PART TWO", IN CONJUNCTION WITH THE LAND TITLE SURVEY BY PATE SURVEYORS LAST CERTIFIED, APRIL 20, 2006. REFERENCE IS HEREBY MADE TO THE SURVEY AS "PART ONE".

EXHIBIT A-2

TRACT 2

METES AND BOUNDS DESCRIPTION OF 2.840 ACRES OF LAND IN THE EDWARD FLINT SURVEY NO. 11, A-277 TRAVIS COUNTY, TEXAS

All that certain 2.840 acres of land, out of the 10.836 acre tract described in the deed from Melissa Biggs, et vir to Lennar Homes of Texas Land and Construction, Ltd. recorded under Document No. 2002118293, in the Official Public Records of Travis County, Texas, and out of Lot 2, Bratcher Subdivision, according to the plat thereof recorded under Volume 90, Page 142, in the Plat Records of Travis County, Texas, which is the same tract listed in the deed from Robert Sheehan, et ux to Lennar Homes of Texas Land and Construction, Ltd. recorded under Document No. 2002118294, in the Official Public Records of Travis County, Texas, in the Edward Flint Survey No. 11, A-277, Travis County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, Central Zone)

COMMENCING at ½" iron pipe found for the northeast corner of the 75' x 75' Sprint PCS Cellular Site described in the PCS Site Agreement recorded under Document No. 2001111639, in the Official Public Records of Travis County, Texas, common to the northwest corner of 9.999 acre tract described in the deed from Fritz E. Hodde, et ux to C. Hardin Camp, II, et ux recorded under Document No. 2001163384, in the Official Public Records of Travis County, Texas, in the south right-of-way line of Kelly Lane (60' R.O.W.); **THENCE** South 26°56'25" West – 75.13' to a ½" iron rod set for the most easterly northeast corner and **POINT OF BEGINNING** of the herein described tract, common to the southeast corner of said 75' x 75' Sprint PCS Cellular Site

THENCE South 26°56'25" West – 327.21', along the east line of aforesaid 10.836 acre tract, common to the west line of said 9.999 acre tract, to a ½" iron rod found for the northeast corner of the 0.5000 acre tract described in the deeds from Lennar Homes of Texas Land and Construction, Ltd. to James S. Driscoll, John A. Pfluger, John Wilder, K.C. Willis, Joann McKenzie, and Len-Buf/Hiddenlake 2 – JV, Ltd. recorded under Document Nos. 2006039048, 2006039042, 2006039045, 2006039051, 2006055335, and 2006051376, in the Official Public Records of Travis County, Texas, common to the southeast corner of the herein described tract;

THENCE North 40°43'29" West - 269.76', along the north line of said 0.5000 acre tract, to a ½" iron rod found for an angle corner of said 0.5000 acre tract, common to an angle corner of the herein described tract;

THENCE North 58°08'11" West - 140.67', continuing along said north line, to a ½" iron rod found for the northwest corner of said 0.5000 acre tract, in the east right-of-way line of Hidden Lake Drive (90' R.O.W.), common to a point on a curve to the right, having a central angle of 06°03'56", a radius of 955.00', and from which point the center of the circle of said curve bears South 68°09'05" East;

THENCE along said curve to the right, along said east right-of-way line, in a northerly direction, an arc distance of 101.10' to a ½" iron rod found for the end of curve;

THENCE North 27°54'50" East - 162.42', continuing along said east right-of-way line, to a ½" iron rod set for the south end of the southeast right-of-way cutback curve at the intersection of aforesaid Hidden Lake Drive and aforesaid Kelly Lane, common to a point on a curve to the right, having a central angle of 89°01'02", a radius of 25.00, and from which point the center of the circle of said curve bears South 62°05'19" East;

THENCE along said curve to the right, along said southeast cutback curve, in a northeasterly direction, an arc distance of 38.84' to a ½" iron rod set for the east end of said southeast cutback curve, in the south right-of-way line of said Kelly Lane;

THENCE South 63°03'47" East - 57.42', along said south right-of-way, to a ½" iron pipe found for an angle corner;

THENCE South 63°01'14" East - 233.11', continuing along said south right-of-way line, to a ½" iron rod found for the northwest corner of aforesaid 75' x 75' Sprint PCS Cellular Site, common to the most northerly northeast corner of the herein described tract;

THENCE South 26°58'19" West - 75.05', along the west line of said 75' x 75' Sprint PCS Cellular Site, to a ½" iron rod found for the southwest corner of said 75' x 75' Sprint PCS Cellular Site, common to an angle corner of the herein described tract;

THENCE South 62°57'31" East - 75.06', along the south line of said 75' x 75' Sprint PCS Cellular Site, to the **POINT OF BEGINNING** of the herein described tract and containing 2.840 acres of land.

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1104-005-26-A520



Neil Hines
Certification Date
April 20, 2006

THIS LEGAL DESCRIPTION IS ISSUED AS "PART TWO", IN CONJUNCTION WITH THE LAND TITLE SURVEY BY PATE SURVEYORS LAST CERTIFIED, APRIL 20, 2006. REFERENCE IS HEREBY MADE TO THE SURVEY AS "PART ONE".

EXHIBIT A-3

**TRACT 3
METES AND BOUNDS DESCRIPTION
OF 0.500 ACRE OF LAND
IN THE EDWARD FLINT SURVEY NO. 11, A-277
TRAVIS COUNTY, TEXAS**

All that certain 0.500 acre of land, out of the 10.836 acre tract described in the deed from Melissa Biggs, et vir to Lennar Homes of Texas Land and Construction, Ltd. Recorded under Document No. 2002118293, in the Official Public Records of Travis County, Texas, and out of Lot 2, Bratcher Subdivision, according to the plat thereof recorded under Volume 90, Page 142, in the Plat Records of Travis County, Texas, which is the same tract described in the deed from Robert Sheehan, et ux to Lennar Homes of Texas Land and Construction, Ltd. recorded under Document No. 2002118294 in the Official Public Records of Travis County, Texas, in the Edward Flint Survey No II, A-277, Travis County, Texas and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System Central Zone).

BEGINNING at a ½" iron rod found for the northeast corner of the 3.942 acre tract described in the deed from Lennar Homes of Texas Land and Construction, Ltd. to Northeast Travis County Utility District recorded under Document No. 2005081202, in the Official Public Records of Travis County, Texas, common to the southeast corner of the herein described tract, in the west line of the 9.9999 acre tract described in the deed from Fritz E Hodde, et ux to C Hardin Camp, II, et ux recorded under Document No. 2001163384, in the Official Public Records of Travis County, Texas;

THENCE North 27°14'11" West - 310.91' along the north line of said 3.942 acre tract, to a ½" iron rod found for an angle corner of said 3.942 acre tract, common to an angle corner of the herein described tract;

THENCE North 58°08'11" West - 134.88', continuing along said north line to a ½" iron rod found for the northwest corner of said 3.942 acre tract, common to the southwest corner of the herein described tract, in the east right-of-way line of Hidden Lake Drive (90' R.O.W) recorded under Document No. 2003061165, in the Official Public Records of Travis County, Texas, and common to a pint on a curve to the right, having a central angle of 01°50'00", a radius of 955.00', and from which point the center of the circle of said curve bears South 69°59'05" East;

THENCE along said curve to the right, along said east right-of-way line, in a northerly direction, an arc distance of 30.56' to a ½" iron rod set for the northwest corner of the herein described tract;

THENCE South 58°08'11" East - 140.67' to ½' iron rod set for an angle corner of the herein described tract;

THENCE South 40°43'29" East - 269.76' to a ½" iron rod set for the northeast corner of the herein described tract, in the west line of afore said 9.999 acre tract from which a ½" iron pipe found for the northeast corner of the 75' x 75' Sprint PCS Cellular Site described in the PCS Site Agreement recorded under Document No. 2001111639, in the Official Public Records of Travis County, Texas, common to the northwest corner of said 9.999 acre tract, in the south right-of-way line of Kelley Lane (60' R.O.W), bears North 26°56'25" East - 402.34';

THENCE, South 26°56'25" West - 109.35', along said west line, to the **POINT OF BEGINNING** of the herein described tract and containing 0.5000 acre of land.

