PROGRAM PROJECT AGREEMENT

The City of Robinson, Texas (hereinafter "City") and Waco Infinity Properties, LTD (hereinafter "Business Developer") enter into this Program Project Agreement (hereinafter "Agreement") as authorized by the City's Chapter 380 Program Ordinance.

1. Project. An approximately 47,000 square foot building for use as a for profit, inpatient rehabilitation hospital providing for capital investment exceeding an estimated cost of $20,000,000, and providing an estimated 92 jobs in year one, and growing in number of positions thereafter with the average wage/salary being indicative of high-quality jobs.

2. Parent Tract.

2.1 For purposes of this Agreement "Parent Tract" refers to that 23.946 acre tract owned by the Business Developer which is located in the Carlos O'Campo Survey, Abstract 32, City of Robinson, McLennan County, Texas, and is more specifically described by metes and bounds in Exhibit "A" attached hereto.

2.2 The Business Developer intends to subdivide the Parent Tract into smaller tracts, with some to be used for development and one or more to be used for drainage purposes as indicated in Exhibit "B".

2.3 As an initial matter, before any activity besides site grading can take place on the Parent Tract the Business Developer must plat/subdivide the Parent Tract in accordance with the City's Subdivision Regulations.

2.4 The 7.200 acre tract described below as the Project Premises is one of the tracts to be created by the subdivision of the Parent Tract.

3. Project Premises. A 7.200-acre tract of land located in the Carlos O'Campo Survey, Abstract 32 in the City of Robinson, McLennan County, Texas, and being more specifically described by metes and bounds in Exhibit "C" attached hereto, and on the aerial map attached hereto as Exhibit "D." The map also shows a rendering of currently planned and future improvements. This tract is hereinafter referred to as the "Project Premises."

The plat must show the dedication to the City of twenty (20') foot-wide easements for the water and sewer lines contemplated on the Project Premises, or on any part of the Parent-Tract as subdivided. Easements must be dedicated to the City at no cost to the City.

4. Role of Business Developer. The Project is contingent on the Business Developer developing the Project Premises to meet the Project's needs and negotiating and closing the sale of the Project Premises to the Project owner.

5. Incentives Requested. Developing the Project Premises so that it will be capable of meeting the Project's needs requires in part the extension of City water and sewer services to the Project Premises using lines of a size capable of meeting the Project's needs. To encourage

the location of the Project on the Project Premises and cause the economic development benefits it will provide the Business Developer is requesting that the City extend City water and sewer service sufficient to serve the Project to the Project Premises. Line sizes, specifications and the course of the installations are partially set forth in Exhibit "D" attached hereto. Such would require the removal of existing lines or line segments in certain areas, and would require the installation of approximately 1620 linear feet of water line and the installation of approximately 1320 linear feet of sewer line (hereinafter "Infrastructure Incentives"). Some specifications or details will not be determined until additional engineering is conducted or until the work is underway.

6. City's Participation. The City's Chapter 380 Program allows the City to incentivize economic development in a number of ways, one of which is to provide needed infrastructure or infrastructure improvements. The City agrees to provide the Infrastructure Incentives set forth above based on the Business Developer causing the Project or a project providing a similar level of economic development benefits to the City to be in place and operational on the Project Premises no later than January 15, 2022. The City's actual costs incurred in providing the Infrastructure Incentives is referred to as the "Infrastructure Incentive Cost". The Infrastructure Incentive Cost is not set forth herein as it relates to the actual costs incurred by the City over the course of providing the Infrastructure Improvements. The actual costs incurred will be maintained by the City, and the Business Developer can review the actual costs to date at any time on reasonable request.

7. Reporting. The Business Developer shall provide the City Manager with monthly reports on the progress of locating the Project, or a project having similar economic development benefits to the City, on the Project Premises. Once the Project (or another acceptable project) is located upon the Project Premises, the Business Developer's reports shall relate to its marketing of surrounding properties. [Progress reports on the actual construction of the project are the responsibility of the owner under its tax abatement agreement].

8. Protection of Public Funds.

8.1 Generally. City funds may only be expended to serve a public purpose of the City. Economic development is a public purpose of the City. However, the City is required to assure that the City funds actually serve the public purpose. Therefore, the City's Chapter 380 Program provides for the recovery of City funds should the recipient not meet performance standards placed in a Program Project Agreement. For purposes of this provision, the required level of capital investment is $15,000,000 and the required level of jobs is 62 jobs.

8.2 Complete Failure to Locate a Business on the Project Premises by January 15, 2022.

If the Business Developer completely fails to cause the location of a Business on the Project Premises by January 15, 2022, it shall repay the City the City's entire cost of providing the Infrastructure Incentives no later than February 15, 2022.

8.3 Pro-rata Pay-Back. If a Project is located on the Project Premises within the deadline (including the Project itself) but does not provide the full level of promised economic development benefits, the City Council will require a pro-rata repayment rather than full

repayment of the Infrastructure Incentive Cost. The percentage deficiency in capital investment plus the percentage deficiency in first year jobs multiplied by the Infrastructure Incentives Cost will be required to be repaid. (Example 20% capital investment deficiency and 30% first year job creation deficiency= 50% repayment). *Caveat*: any job created that does not have an average wage of $18 per hour or more will be considered a part of the deficiency instead of job creation. Further, if the capital investment is not at least 50% of the promised investment—the whole amount must be repaid without any proration.

8.4 Development of Other Parcels. The City Council, in its sole discretion, may consider development caused by the Business Developer on parcels surrounding the Project Premises for purposes of reduction of the repayment amount relating to the Project Premises.

8.5 Extension of Time. If the Project or a project providing a similar level of economic development benefits to the City is more than 40% complete on January 15, 2022, the City Council shall grant a 240-day extension. If the Project or a project providing a similar level of economic development benefits to the City is under construction on January 15, 2022, the City Council may grant an extension for a period of time decided by the Council, in its sole discretion.

9. Permit Fees and Application Fees. To the extent the Business Developer is required to obtain City Permits, the fees for those permits are hereby waived as an additional incentive. The Application for Subdivision filing fee is hereby waived as an additional incentive. However, such are subject to the same performance standards and repayment obligations set forth above.

10. Tap Fees. Tap fees to connect to City water and sewer are waived as an additional incentive. However, such are subject to the same performance standards and repayment obligations set forth above.

11. Marketing. Any press releases or public statements of the Developer relating to the Project shall acknowledge that the City was an important partner in bringing the Project to Robinson. Marketing materials for the surrounding properties should note that City economic development assistance *may* be available.

12. Conflict of Interest. Business Developer acknowledges and affirms that:

a) no member of the Robinson City Council has an ownership interest in the Business Developer;

b) no member of the Robinson City Council has been given anything of value in exchange for a favorable vote; and

c) no City of Robinson official has been given anything of value to make a favorable recommendation to the City Council.

13. No Partnership, Joint Venture or Agency. Business Developer acknowledges and the parties agree that nothing in this Agreement is intended to create or shall create a partnership, joint venture, or agency relationship between the parties.

Business Developer further acknowledges that neither it, its employees or contractors shall be considered City employees for any purpose.

Business Developer shall have no authority to bind the City to any contract.

14. Miscellaneous Terms.

14.1 Findings. The City Council finds that this Agreement serves the purposes of economic development and diversification, the elimination of unemployment or underemployment, and the development of commerce in the State of Texas and will stimulate, encourage and develop business location and commercial activity in the City. The City Council further determines that this Agreement falls within the authority and purposes of the City's Chapter 380 Program.

14.2 Applicable Law and Venue. This Agreement shall be construed under the laws of the State of Texas. The parties agree that this Agreement is made and entered into by and between them in McLennan County, Texas, that the obligations to be performed and payments to be made under this Agreement are performable and payable in McLennan County, Texas and that venue of any and all disputes shall lie in a court of competent jurisdiction in McLennan County, Texas.

14.3 Amendment/Assignment. This agreement may not be amended or assigned without the express written consent of both parties.

14.4 Severability. Should any section, paragraph, sentence, clause, or phrase of this Agreement be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Agreement be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Agreement or its application to other persons or circumstances.

CITY OF ROBINSON, TEXAS

BY: _____
Craig Lemin, City Manager

CITY OF ROBINSON, TEXAS

ATTEST:

_____
Jana Lewellen, City Secretary

APPROVED:

_____
Michael W. Dixon, City Attorney

WACO INFINITY PROPERTIES, LTD
BY ITS GENERAL PARTNER, TEXAS
BUILDING MANAGEMENT, LLC

BY: _____
James A. Banks
Managing Member and President
Texas Building Management, LLC

DATE: 1-8-2020

ATTEST: _____
Member
Texas Building Management, LLC

EXHIBIT A

Walker Partners
engineers ★ surveyors

823 Washington Ave.
Waco, Texas 76701

23.946 ACRE TRACT
LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT 32
CITY OF ROBINSON, McLENNAN COUNTY, TEXAS

FIELD NOTES FOR A 23.946 ACRE TRACT OF LAND LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT 32, IN THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS, AND BEING A PORTION OF THE FIRST TRACT, DESCRIBED IN A DEED TO PARTUS LAND CORPORATION, RECORDED McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2003027481 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.). SAID 23.946 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ON THE ATTACHED ALTA/NSPS LAND TITLE SURVEY AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL IN CONCRETE OF 6" WOOD FENCE CORNER POST FOUND IN THE EAST RIGHT-OF-WAY LINE OF OLD ROBINSON ROAD (R.O.W. VARIES), MARKING THE NORTHWEST CORNER OF A CALLED 2.247 ACRE TRACT, DESCRIBED AS TRACT ONE IN A DEED TO FREDDA EVALYN OLSON, RECORDED UNDER M.C.C.D. 2018038268 OF THE O.P.R.M.C.T., SAME BEING THE SOUTH LINE OF SAID FIRST TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°58'56" W – 104.13' WITH THE EAST RIGHT-OF-WAY LINE OF OLD ROBINSON ROAD, SAME BEING THE WEST LINE OF SAID FIRST TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (LOOP 340) (R.O.W. VARIES), DESCRIBED AS PARCEL 6, PART 1, CALLED 23.06 ACRES IN A DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 965, PAGE 658 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.);

THENCE WITH THE SOUTH LINE OF PARCEL 6, PART 1 THE FOLLOWING 7 CALLS:

1) **N 26°16'55" E – 125.02'** TO A 1/2" IRON ROD WITH FOUND MARKING AN ANGLE POINT,
2) **N 59°49'25" E – 361.36'** TO A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE PEDESTAL MONUMENT FOUND FOR AN ANGLE POINT,
3) **N 39°40'36" E – 478.94'** TO A POINT FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE PEDESTAL MONUMENT FOUND FOR REFERENCE BEARS S 10°09'16" W – 2.27',
4) **N 49°40'36" E – 203.12'** TO A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE PEDESTAL MONUMENT FOUND FOR AN ANGLE POINT,
5) **N 59°38'55" E – 749.61'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR AN ANGLE POINT,
6) **N 76°20'55" E – 417.39'** TO A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE PEDESTAL MONUMENT FOUND FOR AN ANGLE POINT,
7) **S 58°53'23" E – 293.97'** TO A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE PEDESTAL MONUMENT FOUND MARKING THE NORTHWEST CORNER OF A CALLED 2.27 ACRE TRACT DESCRIBED IN A DEED TO JOSEPH D. CHAVERS, RECORDED UNDER M.C.C.D. 2009012338 OF THE O.P.R.M.C.T.;

THENCE S 31°49'15" E – 231.11' WITH THE WEST LINE OF THE 2.27 ACRE TRACT TO A POINT FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 2.27 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "3879" FOUND FOR REFERENCE BEARS S 31°49'15" E – 0.68';

THENCE S 57°19'14" W – 1435.33' PARTWAY WITH THE NORTH LINES OF A TRACT OF LAND DESCRIBED IN A DEED TO H.H. TEPE AND WIFE THEORA TEPE, RECORDED IN VOLUME 924, PAGE 127 OF THE D.R.M.C.T., A TRACT DESCRIBED AS TRACT III IN A DEED TO FRANKIE D. WADE, RECORDED UNDER M.C.C.D. 2018026588 OF THE O.P.R.M.C.T., A CALLED 1.0 ACRE TRACT DESCRIBED IN A DEED TO ANDY W. LAUDERDALE AND SPOUSE, TERRI SCOTT LAUDERDALE, RECORDED IN VOLUME 1816, PAGE 261 OF THE D.R.M.C.T., A CALLED 1.00 ACRE TRACT DESCRIBED IN A DEED TO GARRETT S. BOWDOIN, AND RICHARD C. JUDY, RECORDED UNDER M.C.C.D. 2014036996 OF THE O.P.R.M.C.T., A CALLED 1 ACRE TRACT DESCRIBED IN A DEED TO LESLIE A. RASNER AND WIFE, ERNESTINE RASNER, RECORDED IN VOLUME 693, PAGE 271 OF THE D.R.M.C.T., A CALLED 1.5 ACRE TRACT DESCRIBED IN A DEED TO G.C. RASNER AND WIFE, DORIS RASNER, RECORDED IN VOLUME 693, PAGE 273 OF

THE D.R.M.C.T. AND THE NORTH RIGHT-OF-WAY LINE OF MORSE DRIVE (58' WIDE) AS SHOWN ON THE PLAT OF THE DENISON ADDITION, RECORDED IN VOLUME 900, PAGE 359 OF THE D.R.M.C.T. TO A POINT FOR THE SOUTHEAST CORNER OF BLOCK 1 AND AN ELL CORNER IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "3879" FOUND FOR REFERENCE BEARS S 32°26'03" E – 0.36';

THENCE N 32°26'03" W – 338.80' WITH THE EAST LINE OF BLOCK 1 OF SAID DENISON ADDITION TO A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF BLOCK 1 AND AN ELL CORNER IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 57°40'57" W – 1003.80' PARTWAY WITH THE NORTH LINE OF BLOCK 1 OF SAID DENISON ADDITION, PARTWAY WITH THE NORTH LINE OF SAID 2.247 ACRE TRACT RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 23.946 ACRES OF LAND AS SURVEYED BY MARTY PAUL POLK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6031 ON NOVEMBER 15, 2019.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

Marty Paul Polk

MARTY PAUL POLK, R.P.L.S. 6031



PROJ NO. 1-03318
PLAT NO. D1-0484
FIELD NOTE NO. 01
MAP CHECKED MPP

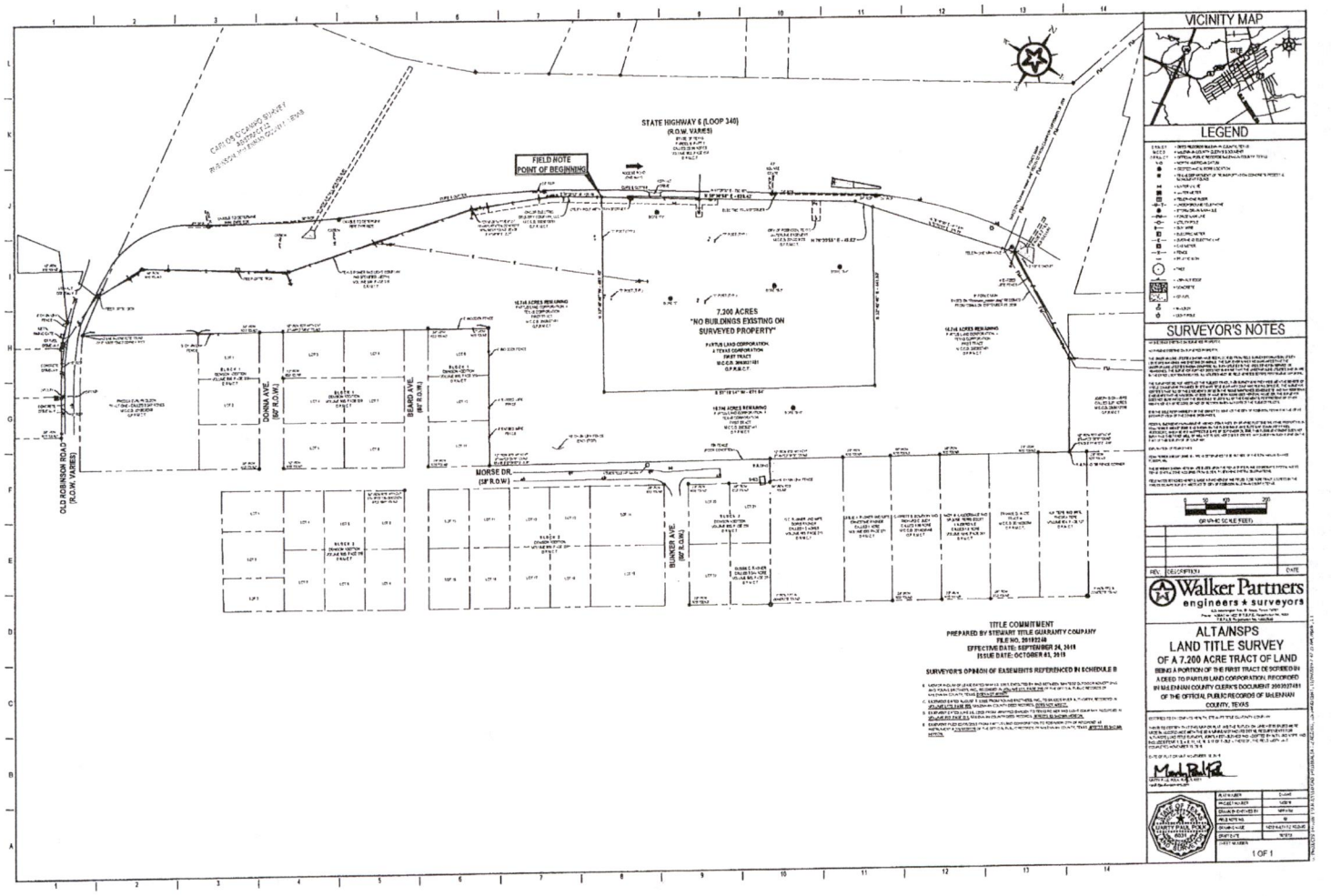

STATE HIGHWAY 6 (LOOP 340)
(R.O.W. VARIES)
FIELD NOTE
POINT OF BEGINNING
7.200 ACRES
"NO BUILDINGS EXISTING ON
SURVEYED PROPERTY"
PARTUS LAND CORPORATION,
A TEXAS CORPORATION
FIRST TRACT
M.C.C.R. 2008037481
O.P.R.M.C.T.
OLD ROBINSON ROAD
(R.O.W. VARIES)
DONNA AVE.
(60' R.O.W.)
BEARD AVE.
(60' R.O.W.)
MORSE DR.
(60' R.O.W.)
BUNKER AVE.
(60' R.O.W.)
CARTER CASSIDY SURVEY
ABSTRACT 22
MCLENNAN COUNTY, TEXAS
VICINITY MAP
SITE
LEGEND
SURVEYOR'S NOTES
GRAPHIC SCALE FEET
REV. DESCRIPTION DATE
Walker Partners
engineers + surveyors
ALTA/NSPS
LAND TITLE SURVEY
OF A 7.200 ACRE TRACT OF LAND
BEING A PORTION OF THE FIRST TRACT DESCRIBED IN A DEED TO PARTUS LAND CORPORATION, RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2008037481 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS
TITLE COMMITMENT
PREPARED BY STEWART TITLE GUARANTY COMPANY
FILE NO. 2018S2340
EFFECTIVE DATE: SEPTEMBER 24, 2018
ISSUE DATE: OCTOBER 03, 2018
SURVEYOR'S OPINION OF EASEMENTS REFERENCED IN SCHEDULE B
1 OF 1

EXHIBIT B

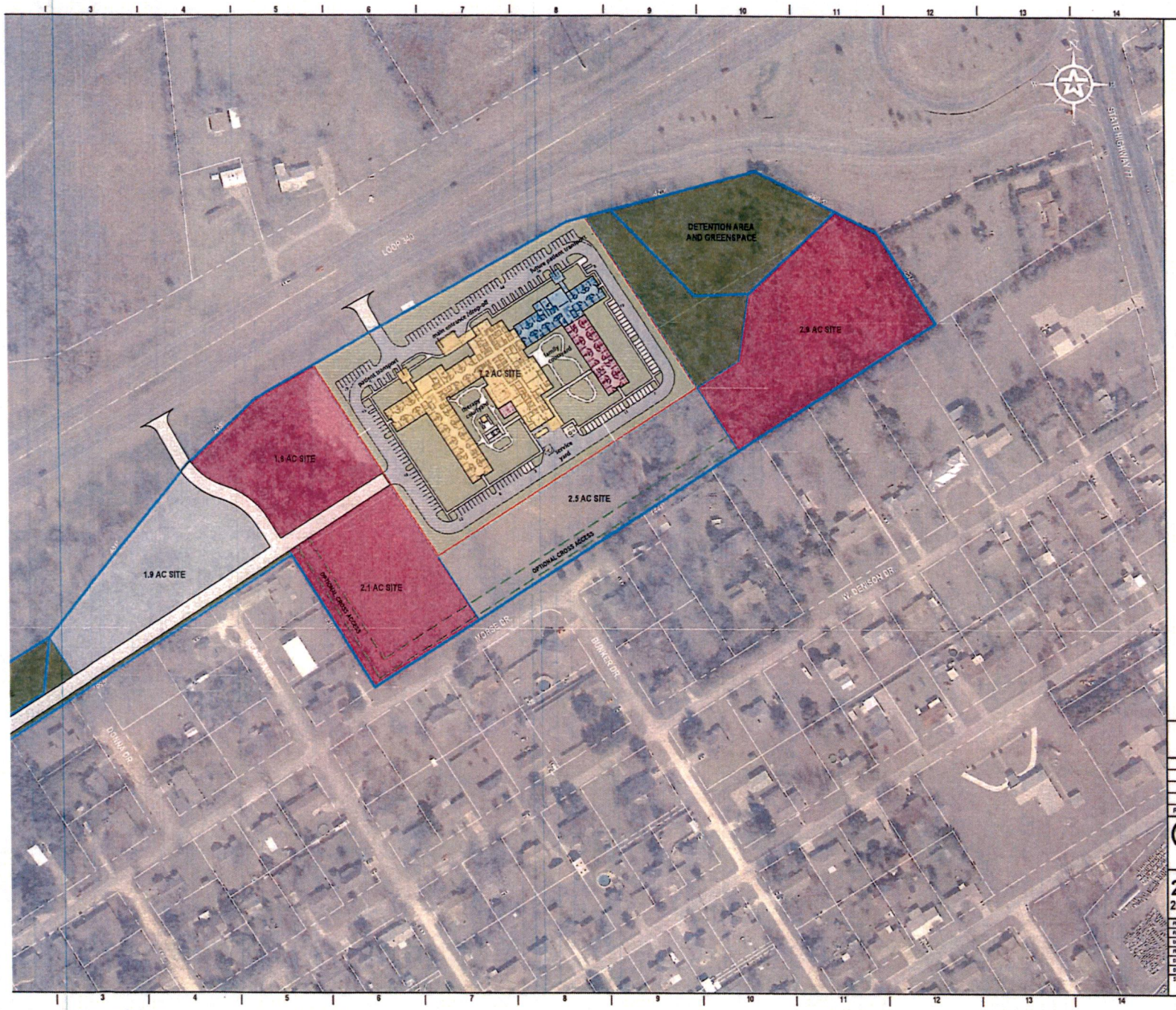


Exhibit B

GRAPHIC SCALE (FEET)

REV.	DESCRIPTION	DATE

Walker Partners
engineers ★ surveyors

2:12 VENTURES, LLC
24.5 ACRE LP 340 ROBINSON TRACT

PLAT NUMBER	NA
PROJECT NUMBER	140319
DRAWN/CHECKED BY	MW/RB
FIELDNOTE NO.	NA
DRAWING NAME	140319LAYOUT.DWG
DRAFT DATE	8/5/2019
SHEET NUMBER	1 OF 1

EXHIBIT C

Walker Partners
engineers ★ surveyors

823 Washington Ave.
Waco, Texas 76701

7.200 ACRE TRACT
LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT 32
CITY OF ROBINSON, McLENNAN COUNTY, TEXAS

FIELD NOTES FOR A 7.200 ACRE TRACT OF LAND LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT 32, IN THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS, AND BEING A PORTION OF THE FIRST TRACT, DESCRIBED IN A DEED TO PARTUS LAND CORPORATION, RECORDED McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2003027481 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.). SAID 7.200 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ON THE ATTACHED ALTA/NSPS LAND TITLE SURVEY AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (LOOP 340) (R.O.W. VARIES), DESCRIBED AS PARCEL 6, PART 1, CALLED 23.06 ACRES IN A DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 965, PAGE 658 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.) FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND FOR AN ANGLE POINT OF SAID RIGHT-OF-WAY AND THE REMAINDER OF FIRST TRACT FOR REFERENCE BEARS S 59°38'55" W – 121.18';

THENCE WITH THE SOUTH LINE OF PARCEL 6, PART 1 THE FOLLOWING 2 CALLS:

1) **N 59°38'55" E – 628.43'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS SET FOR AN ANGLE POINT,
2) **N 76°20'55" E – 45.62'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND FOR REFERENCE AT AN ANGLE POINT BEARS N 76°20'55" E – 371.77';

THENCE THROUGH THE INTERIOR OF SAID FIRST TRACT THE FOLLOWING 3 CALLS:

1) **S 32°40'46" E – 441.03'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
2) **S 57°19'14" W – 671.04'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
3) **N 32°40'46" W – 481.43'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 7.200 ACRES OF LAND AS SURVEYED BY MARTY PAUL POLK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6031 ON NOVEMBER 15, 2019.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

Marty Paul Polk

MARTY PAUL POLK, R.P.L.S. 6031



PROJ NO. 1-03318
PLAT NO. D1-0485
FIELD NOTE NO. 02
MAP CHECKED MPP

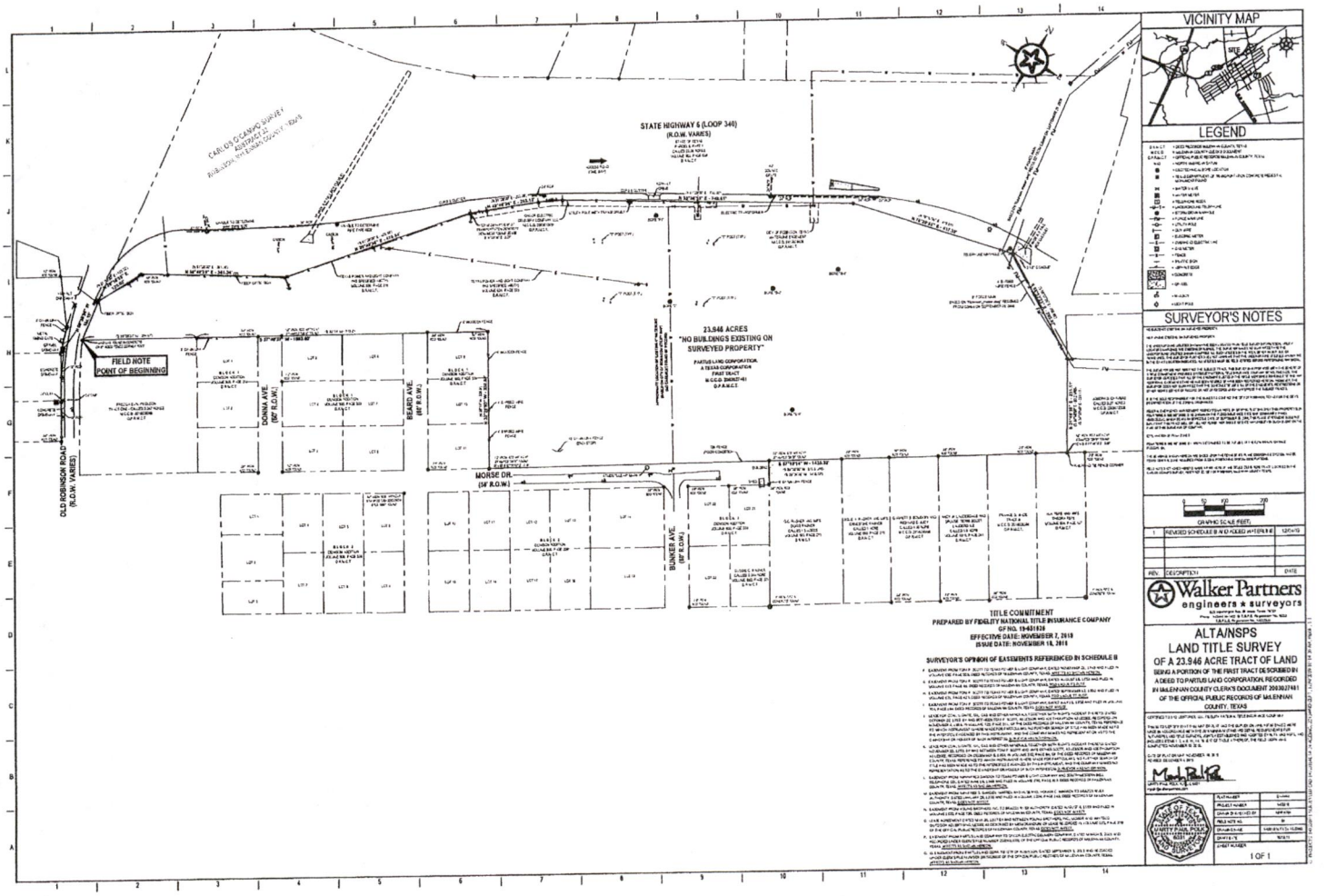

STATE HIGHWAY 6 (LOOP 340)
(R.O.W. VARIES)
CARLOS CLAMPIT SURVEY
ABSTRACT 2
MCLENNAN COUNTY, TEXAS
23.946 ACRES
"NO BUILDINGS EXISTING ON
SURVEYED PROPERTY"
PARTUS LAND CORPORATION
A TEXAS CORPORATION
FIRST TRACT
W.C.C.D. 2003027461
O.P.R.M.C.C.
FIELD NOTE
POINT OF BEGINNING
OLD ROBINSON ROAD
(R.O.W. VARIES)
DONNA AVE.
(50' R.O.W.)
BEARD AVE.
(50' R.O.W.)
MORSE DR.
(50' R.O.W.)
BUNKER AVE.
(50' R.O.W.)
TITLE COMMITMENT
PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
GF NO. 19-401826
EFFECTIVE DATE: NOVEMBER 7, 2019
ISSUE DATE: NOVEMBER 18, 2019
SURVEYOR'S OPINION OF EASEMENTS REFERENCED IN SCHEDULE B
VICINITY MAP
LEGEND
SURVEYOR'S NOTES
GRAPHIC SCALE FEET
NO. DESCRIPTION DATE
1 REVISED SCHEDULE B NO ACCESS AFFECTS B-E 12/04/19
Walker Partners
engineers * surveyors
ALTA/NSPS
LAND TITLE SURVEY
OF A 23.946 ACRE TRACT OF LAND
BEING A PORTION OF THE FIRST TRACT DESCRIBED IN
A DEED TO PARTUS LAND CORPORATION, RECORDED
IN MCLENNAN COUNTY CLERK'S DOCUMENT 2003027461
OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN
COUNTY, TEXAS
1 OF 1

EXHIBIT D



LEGEND

- WATER BY CITY
- WATER BY DEVEL
- FUTURE WATER BY DEVEL
- WASTEWATER BY CITY
- FUTURE WASTEWATER BY DEVEL
- WASTEWATER MANOLE
- FIRE HYDRANT

NOTES

1. EXACT LINE LOCATIONS AND SIZES TO BE DETERMINED DURING DESIGN.
2. EASEMENTS WILL BE GRANTED FOR PROPOSED UTILITIES WITHIN PRIVATE PROPERTY.

2019-11-27

0 50 100 200

GRAPHIC SCALE (FEET)

REV.	DESCRIPTION	DATE

Walker Partners
engineers * surveyors

UTILITY RESPONSIBILITIES
24 AC DEVELOPMENT ON LP 340
ROBINSON, TX

PLAT SCALE	NA
PROJECT NUMBER	140019
DRAWN BY / CHECKED BY	MP/JE
FIELD BOOK NO.	NA
DRAWING NAME	140019-UTILITIES
DRAFT DATE	11/27/19
SHEET NUMBER	1 OF 1