

**REGULAR MEETING  
TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #10  
BOARD OF DIRECTORS  
June 11, 2025**

**Attendees:**

Jon Luce, President  
Buster McCall, Vice President  
Greg Reynolds, Secretary/Treasurer  
Pam Reed, Director  
Davin Fillpot, Director  
Carla Orts, General Manager, WCID 10  
Louise Winder, WCID 10  
Randall Wilburn, The Carlton Law Firm  
Mike Morin, Crossroads Utility Services  
James McDermott, GF Engineering  
Vigain Harutunian, HEI  
Robert Meisel, Resident

**Absent:** None

1. Call Meeting to Order; Meeting was called to order at 12:04 pm, with all members present.
2. All Consent Agenda Items Listed are Considered to be Routine by the Board of Directors and Will be Enacted by a single Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Board Member (General Manager):

(A) Approval of Minutes From:

(i) Regular Meeting May 14, 2025;

(B) Discuss, Consider, and Take Action as Necessary Regarding District Bills and Bookkeeper's Report;

(C) Discuss, Consider, and Take Action as Necessary Regarding Utility Operations Report, Including Possible Action on Account Write-Offs;

**Discussion:** No questions raised.

**Decision:** MOTION WAS MADE by Director Fillpot, seconded by Director Reed to approve the consent agenda items. The motion passed unanimously.

3. Discuss, Consider, and Take Action as Necessary Regarding the District's Capital Projects, Including Possible Action on Pay Applications, Change Orders, Contracts, Amendments, And Progress Updates for The Following Projects (GF):

(A) SCADA;

**Discussion:** More on project closer to the end of the year

(B) McConnell Pump Station – New Tank;

**Discussion:** Engineer made map showing what has been done to date. Working on foundation for tank now. Issue with large tree in the way of the crane. Platform is being built now. Getting a permit to cut the tree limbs for now. Supplemental No. 1 to Contract for Professional Services was presented for approval in the amount of \$143,080.53 to include the cost of construction phase services. Engineers with Gannett Fleming and HEI went over costs with the Board.

**Decision:** MOTION WAS MADE by Director Reed, seconded by Director McCall to approve Supplemental No. 1. The motion passed unanimously.

Pay application 2 was presented for approval in the amount of \$386,270. The pay application mainly consists for costs for all the piping.

**Decision:** MOTION WAS MADE by Director Reed, seconded by Director Fillpot to approve the pay application. The motion passed unanimously.

(C) St John Neumann Loop;

**Discussion:** Easements have been signed. Engineer to advertise bids.

**Decision:** MOTION WAS MADE by Director Luce, seconded by Director McCall to proceed with advertising for bids. The motion passed unanimously.

(D) Drummond Pump Station:

**Discussion:** Still working on find alternatives may have special meeting to discuss still trying team met running smoothly for now.

(E) Generator Projects (Riske PS, Cousteau PS, Wakefield PS);

**Discussion:** Contractor has agreed to let us handle the PITs and they will credit it back to us. We should be closing this contract out soon.

4. Discuss, Consider, and Take Action Regarding Annexation Requests. (General Manager):

(A) 8907 Bee Cave Rd.;

**Discussion:** Lot is being served by WD10 but lot is not in WD10 limits. Owner turned in annexation forms and fees. General Manager recommends approval. Up to customer to do tap. General Manager will give customer time to take care of expenses and work to be done. Order No. 2025-06-11 – Order of Annexation – was presented.

**Decision:** MOTION WAS MADE by Director Reed seconded by Director McCall to approve the Order of Annexation. The motion passed unanimously.

5. Discuss, Consider, and Take Action Regarding Water Service Requests. (General Manager):

(A) 301 Addie Roy Road (water service approval and cost sharing consideration);

**Discussion:** Asked to bid cost difference for water line sizes. Engineer is still reviewing. Applicant still needs TxDot approval.

6. Discuss, Consider, and Take Action Regarding General Manager's Report Regarding Financial Matters, Service Area Issues, Utility Operations, System Maintenance, Service Requests, Customer Issues, Water Supply Status, Surplus Property, Management Activities and Personnel. (General Manager); Nothing to report.

7. Discuss, Consider, and Take Action as Necessary Regarding City of Austin Wholesale Water Supply Contract Renewal (The Carlton Law Firm);

Discussion: Reached out to VP with Austin Water. Wholesale contracts have been moved to another department. Asked for an update. Attorneys have a meeting in a few weeks. Asked her thoughts on getting some land from them for an extra tank. WD10 could get proper psi to maintain pressure. Looking for 4 acres. Will address current and future needs. No need for a driveway or a meter. WD10 has reserved firm water with LCRA.

8. Discuss, Consider, and Take Action as Necessary Regarding Items Discussed During Executive Session; The Board adjourned into Executive Session at 12:31 pm. The Board reconvened into Regular Session at 12:59 pm with no action taken.

9. Adjournment;

There being no further business brought before the regular meeting of the Board of Director's, the meeting was adjourned at 1:00 pm.

**Respectfully Submitted**

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Greg Reynolds, Secretary/Treasurer



**Travis County Water Control & Improvement District Number 10**  
**Order of Annexation**  
**Order No. 2025-06-11**

In accordance with Chapter 551 of the Texas Government Code, the Board of Directors (the "Board") of Travis County Water Control & Improvement District No. 10 (the "District") met in a regular meeting, open to the public, held on June 11, 2025, at noon, inside the boundaries of the District, in the Board Room of the District, 5324 Bee Cave Road, Austin, Texas; whereupon the roll was called of the members of the Board of Directors, to wit:

Jon Luce	President
Buster McCall	Vice-President
Greg Reynolds	Secretary
Pam Reed	Director
Davin Fillpot	Director

All members of the Board were present thus constituting a quorum.

**WHEREUPON**, among other business conducted by the Board, Director Reed introduced the Order set out below and moved its adoption, which motion was seconded by Director McCall, after full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

"Aye" 5;      "No" 0.

The Order thus adopted is as follows:

**WHEREAS**, Section 49.301 of the Texas Water Code authorizes the Board of Directors to annex additional land into the District upon the petition of the landowners of the area to be added to the District;

**WHEREAS**, the owner, MyJo, Inc., a Texas corporation, of the Property located at 8907 Bee Cave Road, Austin, Texas 78735, more particularly described in Exhibit "A," petitioned the District to annex their property into the District by filing a petition with the Board;



**WHEREAS**, because the District has bonds, notes, or other obligations outstanding or bonds payable in whole or in part from taxes that have been voted but are unissued, the Board will require each of the landowners to assume their share of the outstanding bonds, notes, or other obligations and the voted but unissued tax bonds of the District;

**WHEREAS**, the petitioning landowners agreed to assume their share of the outstanding bonds, notes, or other obligations and the voted but unissued tax bonds of the District and have authorized the Board to levy a tax on their property in each year while any of the bonds, notes, or other obligations payable in whole or in part from taxation are outstanding to pay their share of the indebtedness;

**WHEREAS**, the petition of the landowners to add the land to the District was signed and executed in the manner provided by law for the conveyance of real estate;

**WHEREAS**, the Board heard and considered the petition and determined that the addition of the land into the District was feasible, practicable, and to the advantage of the District and that the District's system and other improvements are sufficient to supply the added land without injuring land already in the District; and

**WHEREAS**, the Board may issue the voted buy unissued bonds even though the boundaries of the District have been altered since the authorization of the bonds;


**NOW, THEREFORE:**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER 10:**

Section 1. That Board grants the landowners' petition for annexation of land into the District.

Section 2. That the property identified in Exhibit A attached includes the current boundary of the District upon annexation of petitioners' land.

Section 3. That this order shall take effect from and after its passage is approved.

  
Jon Luce

President, Board of Directors

  
Greg Reynolds

Secretary, Board of Directors

## PETITION FOR ANNEXATION

### TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 10

STATE OF TEXAS           §  
                                     §  
COUNTY OF TRAVIS       §

#### TO THE BOARD OF DIRECTORS OF TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO: 10:

The undersigned petitioner(s), an ☐ individual, ☐ husband and wife, a ☐ corporation, a ☐ partnership, or ☐ other legal entity [please indicate which], hereinafter the "Petitioner," owns all rights, titles, and interests in the land, including any and all improvements thereon, located at 8907 Bee Cave Rd Austin, TX 78735, more accurately described by metes and bounds in **Exhibit A** and a warranty deed **Exhibit B** attached hereto and incorporated herein for all purposes (the "Property"), including, without limitation, all mineral rights and interests. Petitioner respectfully requests Travis County Water Control & Improvement District No. 10 (the "District") to annex the Property into the District, and in support thereof, Petitioner represents, warrants, and agrees to the following:

1. If Petitioner is not an individual or husband and wife, Petitioner has attached a copy of the organizational instruments, such as the Articles of Incorporation, Certificate of Limited Partnership, Certificate of Association, or other certificate issued by the state in which it is organized and Certificates of Good Standing and Existence by the State of Texas.

2. If Petitioner is not an individual(s) or husband and wife, the person executing this Petition on behalf of the Petitioner represents and warrants to the District that such person is fully vested with the power and authority to execute and tender this Petition on behalf of the Petitioner, and represents and warrants that a true and correct copy of the resolution adopted by the Petitioner with respect to this Petition is attached hereto and incorporated herein as **Exhibit C**.

3. Petitioner owns all rights, titles, and interests in the Property, except as described on **Exhibit D** attached hereto and incorporated herein. Petitioner has attached a Nothing Further Certificate prepared and issued from a title insurance company duly licensed under the laws of the State of Texas not more than 30 days prior to the submission of this petition indicating that the Petitioner is the sole owner of the Property and that there are no existing liens, encumbrances, or other charges against the Property, or if there are, then holders thereof.

4. In the event of liens, encumbrances, or other charges, Petitioner has obtained and attached the consent of each holder thereof ("Lienholder") including such Lienholder's consent to the annexation of the Property into the District and such Lienholder's agreement to subordinate its interests in the Property to those of the District in the form acceptable to the District, a copy of which consent(s) is attached hereto and incorporated herein.



5. There ☐ are or ☐ are no tenants or other persons residing on the Property [please indicate one]. If there are tenants, Petitioner has attached a consent executed by each tenant or resident for the benefit of the District indicated each such tenant or resident's consent to the annexation of the Property into the District, which consent(s) is incorporated herein.

6. If the Property is located within the extraterritorial jurisdiction of the City of Austin or in its corporate limits, Petitioner has obtained the City of Austin's consent to the annexation of the Property by the District, a true and correct copy of which consent is attached hereto and incorporated herein for all purposes.

7. Petitioner represents and warrants that the annexation of the Property by the District will be an advantage to the Property, and the annexation of the Property will benefit and advantage the District.

8. Petitioner obliges itself and the Property to pay its prorata share of all outstanding indebtedness of the District, now existing or hereafter incurred. Petitioner acknowledges and agrees that its proportionate part of this outstanding indebtedness is determined by dividing the taxable value of the Property by the taxable value of all property contained in the District, as determined and fixed on the tax rolls of the District and multiplying the resulting percentage by the total of all outstanding indebtedness of the District.

9. Petitioner acknowledges, approves, accepts, agrees to, elects, and ratifies the right, power, duty, and authority of the District to (i) charge, assess, levy, and collect ad valorem taxes, or other assessments, (ii) place liens or encumbrances on the Property, and (iii) seize and sell the Property for the payment of delinquent taxes and penalties, all in accordance with and as provided under the laws of the State of Texas, including, without limitation, the levy of ad valorem taxes in anticipation of and for the payment of the indebtedness of the District now outstanding or as may be incurred by the District in the future.

10. Petitioner acknowledges and agrees that the District shall rely on Petitioner's statements herein and that all statement contained herein are true, correct, and complete.

In consideration of and on acceptance of this petition by the Board of Directors of the District and the resulting action thereon by the Board of Directors in annexing and adding the Property to the District, Petitioner's covenants stated herein shall become fixed with the Property, shall run with the Property, an shall be binding on Petitioner, Petitioner's heirs, representatives, assigns, or successors perpetually.

**IN WITNESS THEREOF**, the undersigned Petitioner has executed this petition on the 23 day of May, 2026.

[The remainder of this page left blank intentionally]

PETITIONER

Jo-Iris Guillen  
(Print name of Petitioner)

Jo-Iris Guillen  
(Signature of Petitioner)

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

Before me on the 23 day of May, 2025,  
acknowledged and swore and subscribed to this instrument.



[Signature]  
Notary Public

My Commission Expires: 3/19/2029

PETITIONER

Miguel Guillen  
(Print name of Petitioner)

[Signature]  
(Signature of Petitioner)

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

Before me on the 23 day of May, 2025,  
acknowledged and swore and subscribed to this instrument.



[Signature]  
Notary Public

My Commission Expires: 3/19/2029



**EXHIBIT A**  
(Description of Property)

Exhibit A where Real Property or its address is commonly known as Assessor's Parcel No.  
01233404019000.

Description of Property

All of that certain tract or parcel of land out of the Chris Parker Survey No. 703, in Travis County, Texas, being a portion of that same 6.076 acre tract of land as conveyed to Charles H. Gilliam by deed recorded in Volume 4096, Page 474 Deed Records, Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at an iron rod found in the southwest line of the said 6.076 acre tract of land as conveyed to Charles H. Gilliam by deed recorded in Volume 4096, Page 474, Deed Records, Travis County, Texas, being in the Northeast line of that certain 4.76 acre tract of land conveyed to KAF Development Company by deed recorded in Volume 11440, Page 1049, Deed Records, Travis County, Texas, being a corner of that certain 3.1868 acre tract of land as conveyed to the State of Texas, for right of way purposes by deed recorded in Volume, Page, Deed Records, Travis County, Texas, being in new South R.O.W. Line of R.M. 2244 (Bee Cave Road), for the most westerly corner hereof;

Thence with the south line of the said 3.1868 acre tract of land, being the south R.O.W. line of R.M. 2244, Bee Cave Road the following courses:

N 85° 04' 17" E for a distance of 101.36 feet to a Brass Disc in concrete found.

S 78° 20' 34" E for a distance of 545.48 feet to a power pole found at an angle point in the said R.M. 2244;

S 56° 49' 15" E for a distance of 20.31 feet to a P-K nail set in concrete being in the East line of said Gilliam tract, being the West line of that tract of land conveyed to R.W. Crumley and wife Dolores Crumley by deed recorded in Volume 4769, Page 1435. Deed Records, Travis County, Texas, for the most Easterly corner hereof,

Thence S 33° 36' 00" W for a distance of 99.07 feet to a cross found cut on a rock for an angle point hereof, and S 29° 05' 00" W for a distance of 267.85 feet to an iron rod found at the most Southerly corner of the said Gilliam tract, being in the Northeast line of the said KAF Development Company tract, for the most Southerly corner hereof,

Thence with the Southwest line of the said Gilliam tract, being the Northeast line of the said KAF Development tract, N 46° 05' 24" W for a distance of 319.92 feet to an iron rod found in a square stone and mortar mound found and N 48° 46' 56" W for a distance of 314.69 feet to the Place of Beginning, and containing 2.774 acres of land, more or less.



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**ASSUMPTION WARRANTY DEED**

Date: Sept 2nd 2015 (9:30a.m.), 2015, to be effective February 26, 2002.

**Grantor:** Miguel Guillen and Jo-Iris Guillen  
5601 Sunset Ridge  
Austin, Texas 78735  
Travis County

**Grantee:** MyJo, Inc. (MyJo), a Texas Corporation.  
5601 Sunset Ridge  
Austin, Texas 78735  
Travis County

**Recitals:** The purpose of this deed is to confirm and acknowledge the intent of the Grantors and Grantee to form a corporation to own, operate and develop commercial real property on Bee Caves Road in Austin, Texas to be rented to commercial businesses. Toward that end Grantors proceeded on their own (without benefit of legal counsel). On January 11, 2002, using a local incorporation service, Grantors formed MyJo, Inc., the Grantee in this deed. On February 25, 2002 Grantors acquired the Property located at 8907 Bee Caves Road, Austin, Texas, 78746 from Kevin C. Woodworth ("Woodworth"). Grantors and Grantee at that time agreed that MyJo, Inc. would be the Property and assume payment of the note described below.

Without benefit of legal counsel, Grantors failed to comprehend the immediate need to execute a deed conveying the Property to MyJo, Inc. although all the parties hereto then agreed Grantee was at that time the Property owner, operator, manager and developer as evidenced by Grantee's renting portions of the property to various lessees. Grantee as owner and possessor of the Property served as lessor, interfaced with lessees, collected rent and maintained the Property as fully and completely as if it then had record title).

It was the intent, agreement and understanding of Grantor and Grantee that Grantee acquire title to the property contemporaneously with the formation of MyJo, Inc. Since the inception of their venture, Grantor and Grantee have continually relied on that mutual agreement and the representations that Grantors would immediately acquire title to the Property from Woodworth and contribute it to MyJo, Inc. -- but no deed was initially signed.

Now, therefore in satisfaction of that understanding, this conveyance is made to rectify Grantors' inadvertent failure to contribute the Property to Grantee; to clarify, affirm, ratify and acknowledge that from the inception of Grantee's formation, MyJo,



Inc. has been the defacto owner of the property; that this conveyance reflects and embodies that agreement; that it is to be effective February 25, 2002; and is to be so interpreted and construed, despite the fact it is just now being memorialized being mutually acknowledged and confirmed again by the parties.

**Consideration:** The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and grantee's assumption of and agreement to pay the balance owing on a note dated April 26, 2000, in the principal sum of \$175,000.00, executed by Kevin C. Woodworth payable to the order of Jessie Rivers, the note being secured by the deed of trust on the property of even date therewith recorded under Document No. 2000062972 of the Official Public Rcds of Travis County, Texas. As further consideration Grantee promises to keep and perform all the covenants and obligations of grantor named in that deed of trust and to indemnify grantor against any damages caused by grantee's breach of its obligations under this assumption. Grantee's assumption of the first-lien note is also secured by a deed of trust to secure assumption of even date, from Grantee to Gary M. Reynolds, Trustee.

**Property (including any improvements):**

2.774 acres of land out of the Chris Parker Survey No. 703 in Travis County, Texas and described in Exhibit "A", recorded under Document No 1999068534, Official Public Rcds of Travis County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

All presently recorded easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, but only to the extent that they are still in effect, relating to the above described property.

Grantors for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, it's successors or assigns forever; and Grantors do hereby bind themselves, their heirs, executors, administrators and successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, it's successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

Grantee agrees to pay all taxes due on the property

The vendor's lien against and the superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.



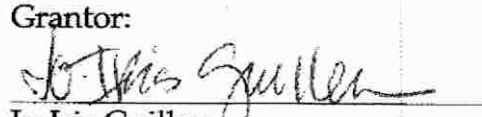
By their respective signatures hereto the parties, acknowledge, accept and confirm the terms hereof.

When the context requires, singular nouns and pronouns include the plural.

Grantor:

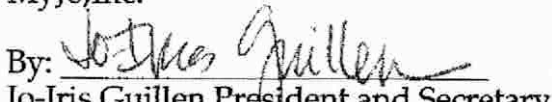
  
Miguel Guillen

Grantor:

  
Jo-Iris Guillen

Grantee:

MyJo, Inc.

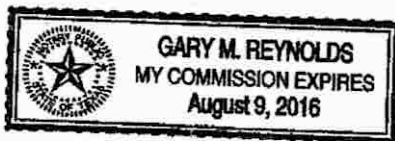
By:   
Jo-Iris Guillen President and Secretary

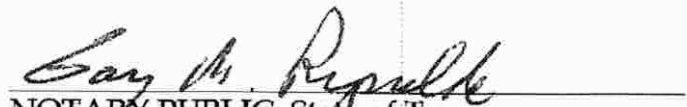
STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this 2nd day of Sept, 2015, by Miguel Guillen and Jo-Iris Guillen.



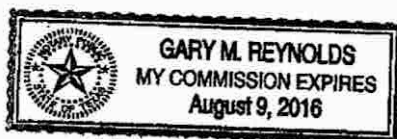
  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this 2nd day of Sept, 2015, on behalf of MyJo, Inc. by Jo-Iris Guillen President and Secretary.



  
NOTARY PUBLIC, State of Texas



ARTICLES OF INCORPORATION  
OF  
MyJo, Inc.

FILED  
In the Office of the  
Secretary of State of Texas

JAN 04 2002

Corporations Section

ARTICLE ONE

The name of the corporation is MyJo, Inc.

ARTICLE TWO

The period of its duration is perpetual.

ARTICLE THREE

The purpose of which the corporation is organized is the transaction of any or all lawful business for which corporations may be incorporated under the Texas Business Corporation Act.

ARTICLE FOUR

The aggregate number of shares which the corporation shall have authority to issue is one thousand (1,000) shares of the par value of one dollar (\$1.00) each.

ARTICLE FIVE

The corporation will not commence business until it has received for the issuance of its shares consideration of the value of not less than One Thousand Dollars (\$1,000.00) consisting of money, labor done, or property actually received.

## ARTICLE SIX

The street address of its initial registered office is:

5601 Sunset Ridge  
Austin, Texas 78735

and the name of its initial registered agent at such address is:

Jo-Iris Guillen  
5601 Sunset Ridge  
Austin, Texas 78735

## ARTICLE SEVEN

The number of directors constituting the initial board of directors is two (2), and the names and addresses of the persons who are to serve as directors until the first annual meeting of the shareholders or until their successors are elected and qualified are:

Jo-Iris Guillen  
5601 Sunset Ridge  
Austin, Texas 78735

Miguel J. Guillen  
5601 Sunset Ridge  
Austin, TX 78735

## ARTICLE EIGHT

The name and address of the incorporator are:

Jo-Iris Guillen  
5601 Sunset Ridge  
Austin, Texas 78735

Signed

  
Jo-Iris Guillen, Incorporator



## Office of the Secretary of State

### CERTIFICATE OF INCORPORATION OF

MyJo, Inc.  
Filing Number: 800043526

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 01/04/2002

Effective: 01/04/2002



A handwritten signature in cursive script that reads "Gwyn Shea".

Gwyn Shea  
Secretary of State



**CONSENT TO ANNEXATION AND SUBORDINATION OF LIEN RIGHTS  
TO  
TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT  
NO. 10  
UPON ANNEXATION**

Date: 5/28/2025

Property Owner(s) Name: My So, Inc.

Property Owner(s) Address: 5201 SUNSET RIDGE, AUSTIN, TX 78735

Property Description: See Exhibit A attached hereto and incorporated herein for all purposes

Lienholder: AMPLIFY CREDIT UNION (FORMERLY AMPLIFY FEDERAL CREDIT UNION)

Lienholder's Address: 3600 W PARKER LN, AUSTIN, TX 78727

Lien:

Date: 12/11/2015

Lien Description: DEED OF TRUST

Recording Information: TRAVIS COUNTY 2015196200

In return for valuable consideration the receipt and sufficiency of which is hereby acknowledged by Lienholder, Lienholder hereby (A) consents to the annexation of the Property into the District and acknowledges that upon such annexation the Property will be subject to a proportionate share of the outstanding indebtedness of the District and the District's power and authority, including, without limitation, the right to (i) charge, assess, levy, and collect taxes or other assessments, (ii) place liens, encumbrances, or other charges on and against the Property, and (iii) seize and sell the Property for the payment of delinquent taxes, fines, and penalties, all in accordance with the laws of the State of Texas; and (B) subordinates its lien, encumbrances, or other charges to the rules, regulations, rights, powers, and authority of the District upon and in the event the Property is made a part of the District.

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LIENHOLDER

CONNOR LITTLE

(Print name of Lienholder's Authorized Signatory)

[Signature]

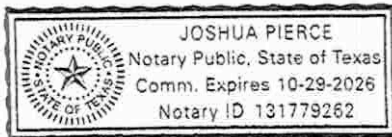
(Signature of Lienholder's Authorized Signatory)

STATE OF TEXAS §

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COUNTY OF Williamson §

Before me on the 28 day of May, 2025, Connor Little  
acknowledged and swore and subscribed to this instrument.



[Signature]  
Notary Public

My Commission Expires: 10/29/2026



EXHIBIT A

Beginning at a 60d nail found in concrete on the south right-of-way of Bee caves Road, (FM2244) at the common N.W. corner of that certain 8.184 acre tract of land recorded in Document Number 2006022199, Official Public Records, Travis County, Texas and the N.E. corner of that certain 2.772 acre tract recorded in Document Number 2002037135, Official Public Records of the N.E. Corner hereof;

Thence the following tow courses and distances along the common west line of said 8.184 acre tract and this 2.772acre tract:

1. S33degrees30'36"W for a distance of 98.96 feet to an "x" found on rock;
2. S29degrees05'00"W for a distance of 267.89 feet to a found iron rod at the N.E. corner of that certain 4.760 acre tract of land recorded in Volume 11440, Page 1049, Real Property Records, Travis County, Texas, for the S.E. corner hereof;

Thence the following two (2) courses and distances along the N.E. line of said 4.760 acre tract:

1. N46degrees08'55"W for a distance of 319.77 feet to a 1/2" iron rod set-with caap stamped RPLS4324;
2. N18degrees50'27"W for a distance of 314.54 feet to an 1/2" iron rod set with cap stamped RPLS4324 on the south right-of-way of Bee Caves Road, for the N.W. corner hereof;

Thence the following three (3) courses and distances along the south right-of-way of Bee Caves Road:

1. N85degrees04'17"E for a distance of 101.36 feet to a brass disk found in concrete;
2. S78degrees24'44"E for a distance of 545.38 feet to a corner in an existing power pole;
3. S56degrees53'25"E for a distance of 20.30 feet to the POINT OF BEGINNING containing 2.772 acres of land, more or less.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

December 14 2015 10:26 AM

EEF- S. 00.00 2015100200

CERTIFICATE OF OWNERSHIP AFFIDAVIT

STATE OF TEXAS

§

§

KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

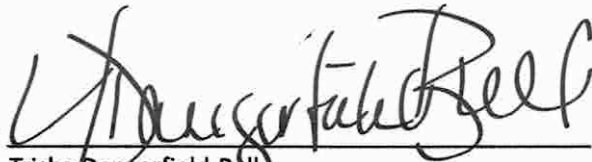
§

Pursuant to the authority granted by Section 49.184(f) Texas Water Code, I Trisha Dangerfield-Bell, Records Manager of the Travis Central Appraisal District, hereby certify that as evidenced by the 2025 Preliminary Appraisal Roll, MYJO INC owns the land to be annexed into Travis County WCID No 10. A legal description of the land to be included from the municipal utility district is attached hereto as Exhibit "A" and also described in the legal descriptions listed below, which land is within Travis County, Texas.

Prop ID	Owner	Legal
521536	MYJO INC	ABS 629 SUR 703 PARKER C ACR 2.774

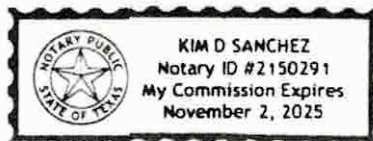
I have examined the 2025 Preliminary Appraisal Roll of Travis County, Texas and find that the persons/entities listed above own the property being considered for annexation into Travis County WCID No 10.

By:



Trisha Dangerfield-Bell  
Travis Central Appraisal District  
Records Manager

This instrument was acknowledged before me on the 2nd day of June, 2025 by Trisha Dangerfield-Bell.



  
Kim Sanchez  
Notary Public

Exhibit A where Real Property or its address is commonly known as Assessor's Parcel No.  
0123340410000.

# Description of Property

All of that certain tract or parcel of land out of the Chris Parker Survey No. 703, in Travis County, Texas, being a portion of that same 6.076 acre tract of land as conveyed to Charles H. Gilliam by deed recorded in Volume 4096, Page 474 Deed Records, Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at an iron rod found in the southwest line of the said 6.076 acre tract of land as conveyed to Charles H. Gilliam by deed recorded in Volume 4096, Page 474, Deed Records, Travis County, Texas, being in the Northeast line of that certain 4.76 acre tract of land conveyed to KAF Development Company by deed recorded in Volume 11440, Page 1049, Deed Records, Travis County, Texas, being a corner of that certain 3.1868 acre tract of land as conveyed to the State of Texas, for right of way purposes by deed recorded in Volume, Page, Deed Records, Travis County, Texas, being in new South R.O.W. Line of R.M. 2244 (See Cave Road), for the most westerly corner hereof;

Thence with the south line of the said 3.1868 acre tract of land, being the south R.O.W. line of R.M. 2244, See Cave Road the following courses:

N 25° 04' 17" E for a distance of 101.36 feet to a Brass Disc in concrete found.

S 78° 20' 34" E for a distance of 545. 48 feet to a power pole found at an angle point in the said R.M. 2244;

S 56° 49' 15" E for a distance of 20.31 feet to a P-K nail set in concrete being in the East line of said Gilliam tract, being the West line of that tract of land conveyed to R.W. Crumley and wife Dolores Crumley by deed recorded in Volume 4769, Page 1435, Deed Records, Travis County, Texas, for the most Easterly corner hereof.

Thence S 33° 36' 00" W for a distance of 99.07 feet to a cross found cut on a rock for an angle point hereof, and S 29° 05' 00" W for a distance of 267.85 feet to an iron rod found at the most Southerly corner of the said Gilliam tract, being in the Northeast line of the said KAF Development Company tract, for the most Southerly corner hereof.

Thence with the Southwest line of the said Gilliam tract, being the Northeast line of the said KAF Development tract, N 46° 05' 24" W for a distance of 319.92 feet to an iron rod found in a square stone and mortar mound found and N 48° 46' 56" W for a distance of 314.69 feet to the place of Beginning, and containing 2.774 acres of land, more or less.

MYJO INC  
5601 SUNSET RDG  
AUSTIN, TX 78735-8114

1910

37-65/1119 6015  
7234081391

DATE 6-6-2025

PAY  
TO THE  
ORDER OF

Water District 10

\$ 3,169.82

Three thousand one hundred + sixty nine <sup>82</sup>/<sub>100</sub>

DOLLARS



Security  
Features  
Detail on  
back



Wells Fargo Bank, N.A.  
Texas  
wellsfargo.com

FOR

Annexation fees + tax

M. J. Smith

MP

⑈0000001910⑈ ⑆111900659⑆ 7234081391⑈

RET:

TRAVIS CO WCID 10  
5324 BEE CAVE RD  
WEST LAKE HLS, TX 78746



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

2025066521

Jun 16, 2025 12:50 PM

Fee: \$97.00

DUGUEK