AGENDA ITEM
A10

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: July 10, 2026

Meeting Date: July 27, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

Court Decision:
This section to be completed by County Judge's Office

Johnson County APPROVED Commissioners Court
07/27/2026

Description:
Consideration of Variance to Roadway Cross Section for Civitas at Alvarado Manufactured Home Rental Community (MHRC), Located in Precinct 3.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☐ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)

☑ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ Facilities Management

Other Department/Official (list) _____

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email

Approved in CC on 9/11/2023

Johnson County Development Services

Jennifer VanderLaan / Director of Development Services
2 North Mill Street, Suite 305
Cleburne, Texas 76033
817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.
Variance fee is $120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Thomas Sikora Date 07/01/2026

Phone Number 979.465.0309

Email Address tsikora@livecivitas.com

Property Information for Variance Request:

Property 911 address 7601 CR 508

~~Subdivision~~ Private Development name Civitas at Alvarado Block Lot

Survey H. Lewis Survey Abstract 516 Acreage 164.656

Request Variance to Paving Profile

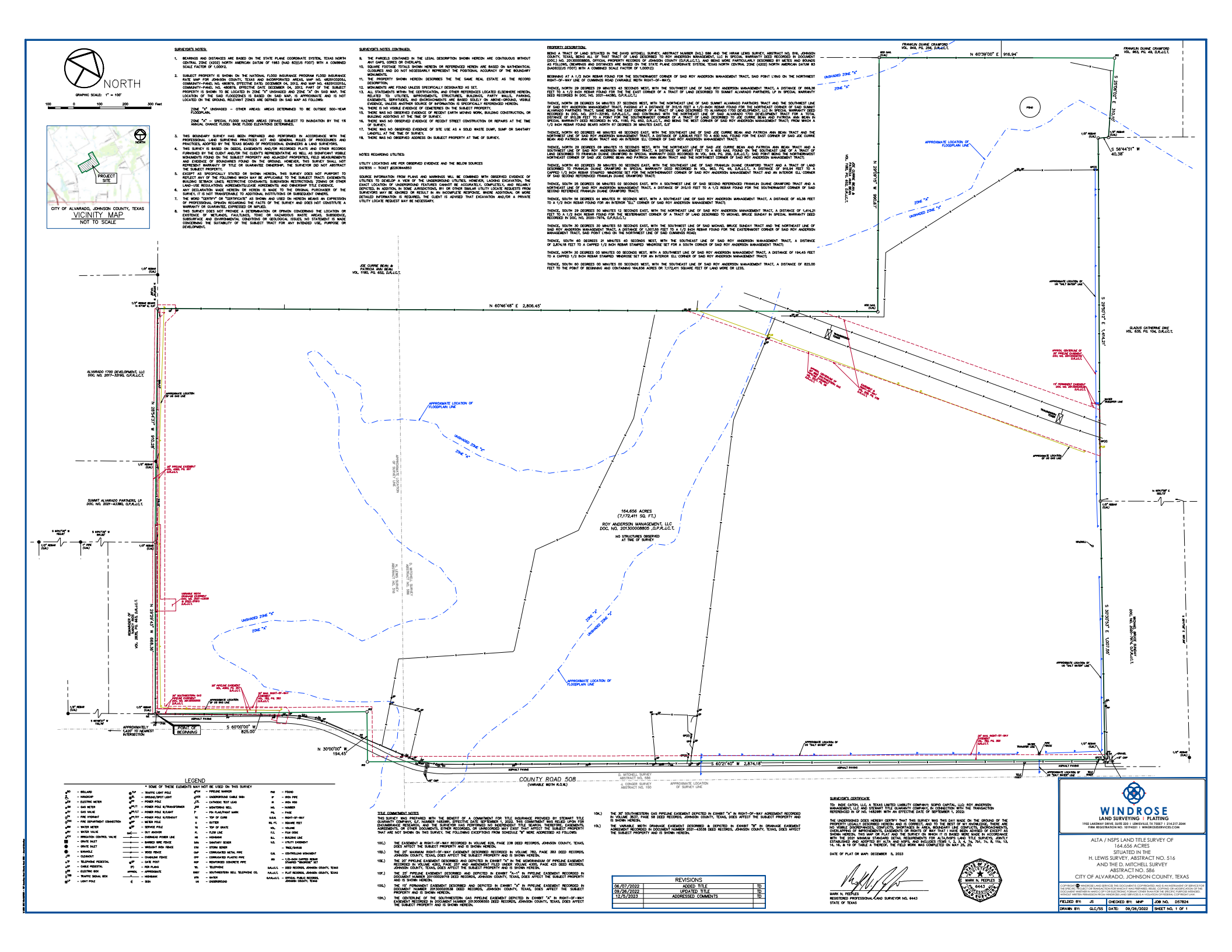
Reason for request The development is constructing private streets and has engaged the services of a Geotechnical engineer to make pavement recommendation.

The Geotechnical Engineer pavement recommendation is different from the County's pavement section. The request is to change the typical cross section from

5" thick Reinforced Concrete Pavment over 8" thick base over 8" compacted subgrade to 6" Thick Reinforced Concrete over 6" thick lime stabilized subgrade.

Provide the following with this request:

- ☐ Copy of plat (if property has been platted)
- ☑ Copy of property deed
- ☑ Survey or drawing showing existing structures


NORTH
GRAPHIC SCALE: 1" = 100'
100 0 100 200 300 Feet
PROJECT SITE
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE
SURVEYOR'S NOTES:
1. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48251C0205J, COMMUNITY-PANEL NO. 480878, EFFECTIVE DATE: DECEMBER 04, 2012, AND MAP NO. 48251C0215J, COMMUNITY-PANEL NO. 480878, EFFECTIVE DATE DECEMBER 04, 2012, PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED AND ZONE "A" ON SAID MAP. THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
ZONE "A" - UNSHADED - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.
3. THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
4. THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND. HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AGREEMENTS/LEASE AGREEMENTS; AND OWNERSHIP TITLE EVIDENCE.
6. ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED ON HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
SURVEYOR'S NOTES CONTINUED:
9. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
10. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
11. THE PROPERTY SHOWN HEREON DESCRIBES THE THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
12. MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
13. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
14. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
15. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
16. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
17. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
18. THERE WAS NO OBSERVED ADDRESS ON SUBJECT PROPERTY AT TIME OF SURVEY.
NOTES REGARDING UTILITIES:
UTILITY LOCATIONS ARE PER OBSERVED EVIDENCE AND THE BELOW SOURCES
DIGTESS - TICKET #2283644853
SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
PROPERTY DESCRIPTION:
BEING A TRACT OF LAND, SITUATED IN THE DAVID MITCHELL SURVEY, ABSTRACT NUMBER (NO.) 586 AND THE HIRAM LEWIS SURVEY, ABSTRACT NO. 516, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED TO ROY ANDERSON MANAGEMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT [DOC.] NO. 2013000088505, OFFICIAL PROPERTY RECORDS OF JOHNSON COUNTY (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):
BEGINNING AT A 1/2 INCH REBAR FOUND FOR THE SOUTHERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF CUMMINGS ROAD (VARIABLE WIDTH RIGHT-OF-WAY);
THENCE, NORTH 29 DEGREES 29 MINUTES 43 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 668.36 FEET TO A 1/2 INCH REBAR FOUND FOR THE EAST CORNER OF A TRACT OF LAND DESCRIBED TO SUMMIT ALVARADO PARTNERS, LP IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2021-443180, O.P.R.J.C.T.;
THENCE, NORTH 28 DEGREES 54 MINUTES 37 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID SUMMIT ALVARADO PARTNERS TRACT AND THE SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, PASSING AT A DISTANCE OF 315.16 FEET A 1/2-INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID SUMMIT ALVARADO PARTNERS TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO ALVARADO 1700 DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2017-32916, O.P.R.J.C.T., AND CONTINUING WITH THE NORTHEAST LINE OF SAID ALVARADO 1700 DEVELOPMENT TRACT FOR A TOTAL DISTANCE OF 2112.36 FEET TO A POINT FOR THE SOUTHERNMOST CORNER OF A TRACT OF LAND DESCRIBED TO JOE CURRIE BEAN AND PATRICIA ANN BEAN IN SPECIAL WARRANTY DEED RECORDED IN VOL. 1780, PG. 652, D.R.J.C.T., AND BEING THE WEST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT; FROM WHICH A 1/2 INCH REBAR FOUND BEARS NORTH 67 DEGREES 36 MINUTES EAST, 0.5';
THENCE, NORTH 60 DEGREES 46 MINUTES 48 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND THE NORTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 2,806.45 FEET TO A 60D NAIL FOUND FOR THE EAST CORNER OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND AN INTERIOR ELL CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;
THENCE, SOUTH 29 DEGREES 09 MINUTES 15 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND A SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 2012.67 FEET TO A 60D NAIL FOUND ON THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED TO FRANKLIN DUANE CRAWFORD IN SPECIAL WARRANTY DEED RECORDED IN VOL. 963, PG. 206, D.R.J.C.T.; SAID POINT BEING THE NORTHERNMOST NORTHEAST CORNER OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND THE NORTHWEST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;
THENCE, NORTH 60 DEGREES 39 MINUTES 00 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID FRANKLIN DUANE CRAWFORD TRACT AND A TRACT OF LAND DESCRIBED TO FRANKLIN DUANE CRAWFORD IN SPECIAL WARRANTY DEED RECORDED IN VOL. 963, PG. 49, D.R.J.C.T., A DISTANCE OF 916.94 FEET TO A CAPPED 1/2 INCH REBAR STAMPED 'WINDROSE SET' FOR THE NORTHERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT AND AN INTERIOR ELL CORNER OF SAID SECOND REFERENCED FRANKLIN DUANE CRAWFORD TRACT;
THENCE, SOUTH 25 DEGREES 06 MINUTES 02 SECONDS EAST, WITH A SOUTHWEST LINE OF SAID SECOND REFERENCED FRANKLIN DUANE CRAWFORD TRACT AND A NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 3151.10 FEET TO A 1/2 REBAR FOUND FOR THE SOUTHERNMOST CORNER OF SAID SECOND REFERENCE FRANKLIN DUANE CRAWFORD TRACT;
THENCE, SOUTH 56 DEGREES 44 MINUTES 51 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 40.38 FEET TO A 1/2 INCH REBAR FOUND FOR AN INTERIOR "ELL" CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;
THENCE, SOUTH 29 DEGREES 50 MINUTES 12 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 1,414.21 FEET TO A 1/2 INCH REBAR FOUND FOR THE WESTERNMOST CORNER OF A TRACT OF LAND DESCRIBED TO MICHAEL BRUCE SUNDAY IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020-7976, O.P.R.J.C.T.;
THENCE, SOUTH 30 DEGREES 30 MINUTES 53 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID MICHAEL BRUCE SUNDAY TRACT AND THE NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 1,067.65 FEET TO A 1/2 INCH REBAR FOUND FOR THE EASTERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT, SAID POINT LYING ON THE NORTHWEST LINE OF SAID CUMMINGS ROAD;
THENCE, SOUTH 60 DEGREES 21 MINUTES 40 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 2,874.18 FEET TO A CAPPED 1/2 INCH REBAR STAMPED 'WINDROSE SET' FOR A SOUTH CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;
THENCE, NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 194.45 FEET TO A CAPPED 1/2 INCH REBAR STAMPED 'WINDROSE SET' FOR AN INTERIOR ELL CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;
THENCE, SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 825.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 164.656 ACRES OR 7,172,411 SQUARE FEET OF LAND MORE OR LESS.
FRANKLIN DUANE CRAWFORD VOL. 949, PG. 256, D.R.J.C.T.
FRANKLIN DUANE CRAWFORD VOL. 963, PG. 49, D.R.J.C.T.
N 60°39'00" E 916.94'
S 25°06'02" E 3151.10'
S 56°44'51" W 40.38'
JOE CURRIE BEAN & PATRICIA ANN BEAN VOL. 1780, PG. 652, D.R.J.C.T.
N 60°46'48" E 2,806.45'
N 29°13'09" W 2012.67'
ALVARADO 1700 DEVELOPMENT, LLC DOC. NO. 2017-32916, O.P.R.J.C.T.
N 29°25'52" W 2112.36'
S 29°50'12" E 1,414.21'
CLAUDE CATHERINE ZIKE VOL. 535, PG. 104, D.R.J.C.T.
SUMMIT ALVARADO PARTNERS, LP DOC. NO. 2021-443180, O.P.R.J.C.T.
N 29°29'47" W 668.36'
S 30°30'53" E 1,067.65'
REMAINDER OF MICHAEL BRUCE SUNDAY VOL. 2874, PG. 1, D.R.J.C.T.
S 30°30'53" E 1,067.65'
MICHAEL BRUCE SUNDAY VOL. 2874, PG. 1, D.R.J.C.T.
164.656 ACRES (7,172,411 SQ. FT.)
ROY ANDERSON MANAGEMENT, LLC DOC. NO. 2013000088505 , O.P.R.J.C.T.
NO STRUCTURES OBSERVED AT TIME OF SURVEY
UNSHADED ZONE "X"
ZONE "X"
APPROXIMATE LOCATION OF FLOODPLAIN LINE
POINT OF BEGINNING
S 60°00'00" W 825.00'
N 30°00'00" W 194.45'
S 60°21'40" W 2,874.18'
COUNTY ROAD 508
(VARIABLE WIDTH R.O.W.)
D. MITCHELL SURVEY ABSTRACT NO. 586
A. CONNER SURVEY ABSTRACT NO. 150
APPROXIMATE LOCATION OF SURVEY LINE
APPROXIMATELY 1,420' TO NEAREST INTERSECTION
ASPHALT PAVING
LEGEND
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
BO - BOLLARD
HC - HANDICAP
EM - ELECTRIC METER
GM - GAS METER
GV - GAS VALVE
FH - FIRE HYDRANT
FDC - FIRE DEPARTMENT CONNECTION
WM - WATER METER
WV - WATER VALVE
ICV - IRRIGATION CONTROL VALVE
GI - GRATE INLET
GI - GRATE INLET
MH - MANHOLE
CO - CLEANOUT
TP - TELEPHONE PEDESTAL
CP - CABLE PEDESTAL
EB - ELECTRIC BOX
TSB - TRAFFIC SIGNAL BOX
LP - LIGHT POLE
TSP - TRAFFIC LIGHT POLE
GL - GROUND/SPOT LIGHT
PP - POWER POLE
PP/T - POWER POLE W/TRANSFORMER
PP/LT - POWER POLE W/LIGHT
PP/TT - POWER POLE W/CROSSOUT
WP - WOOD POST
SP - SIGN POST
GP - GATE POST
PED - PED PLUNG
APPROX. - APPROXIMATE
- MONUMENT
- SIGN
- PIPELINE MARKER
UGS - UNDERGROUND CABLE SIGN
CTS - CATHODIC TEST LEAD
MW - MONITORING WELL
PK - PIN FLAG/POINT MARK
TC - TOP OF CURB
G - GUTTER
TG - TOP OF GRATE
FL - FLOW LINE
HW - HEADWALL
SAN - SANITARY SEWER
STM - STORM SEWER
CMP - CORRUGATED METAL PIPE
CPP - CORRUGATED PLASTIC PIPE
RCP - REINFORCED CONCRETE PIPE
TEL - TELEPHONE
SWBT - SOUTHWESTERN BELL TELEPHONE CO.
WTR - WATER
UG - UNDERGROUND
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
NAIL - NAILHEAD
PKL - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
CL - PLAT CORE
ELL - BUILDING LINE
U.E. - UTILITY EASEMENT
- TREE/BRUSH
C.M. - CONTROLLING MONUMENT
- 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET
D.R.J.C.T. - DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. - PLAT RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T. - OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
TITLE COMMITMENT NOTES:
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PROVIDED BY STEWART TITLE GUARANTY COMPANY, G.F. NUMBER 1-452881, EFFECTIVE DATE SEPTEMBER 1, 2022. THIS COMMITMENT WAS RELIED UPON FOR ENCUMBRANCE RESEARCH ONLY. THE SURVEYOR HAS PERFORMED NO INDEPENDENT TITLE SEARCH THEREFORE, EASEMENTS, AGREEMENTS, CONDITIONS AND/OR NOTATIONS RELATIVE TO THE SUBJECT PROPERTY MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. THE FOLLOWING EXCEPTIONS FROM SCHEDULE "B" WERE ADDRESSED AS FOLLOWS:
10.C.) THE EASEMENT & RIGHT-OF-WAY RECORDED IN VOLUME 628, PAGE 238 DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10.D.) THE 20' MAXIMUM RIGHT-OF-WAY EASEMENT DESCRIBED RECORDED IN VOLUME 782, PAGE 383 DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10.E.) THE 20' PIPELINE EASEMENT DESCRIBED, AND DEPICTED IN EXHIBIT "A" IN THE MEMORANDUM OF PIPELINE EASEMENT RECORDED IN VOLUME 4282, PAGE 237 AND AMENDMENT FILED UNDER VOLUME 4300, PAGE 425 DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10.F.) THE 25' PIPELINE EASEMENT DESCRIBED AND DEPICTED IN EXHIBIT "A-1" IN PIPELINE EASEMENT RECORDED IN DOCUMENT NUMBER 2011000029768 DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10.G.) THE 15' PERMANENT EASEMENT DESCRIBED AND DEPICTED IN EXHIBIT "A" IN PIPELINE EASEMENT RECORDED IN DOCUMENT NUMBER 2013000203338 DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10.H.) THE CENTERLINE OF THE SOUTHWESTERN GAS PIPELINE EASEMENT DEPICTED IN EXHIBIT "A" IN RIGHT-OF-WAY EASEMENT RECORDED IN DOCUMENT NUMBER 2013000086555 DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10.K.) THE 30' SOUTHWESTERN GAS PIPELINE EASEMENT DEPICTED IN EXHIBIT "A" IN RIGHT-OF-WAY AGREEMENT RECORDED IN VOLUME 3537, PAGE 58 DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10.L.) THE VARIABLE WIDTH DRAINAGE EASEMENT DESCRIBED & DEPICTED IN EXHIBIT "B" IN DRAINAGE EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 2021-43038 DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
REVISIONS
06/07/2022 ADDED TITLE TD
09/26/2022 UPDATED TITLE TD
12/5/2023 ADDRESSED COMMENTS TD
SURVEYOR'S CERTIFICATE
TO: RIDE CATCH, LLC, A TEXAS LIMITED LIABILITY COMPANY; SCPID CAPITAL, LLC; ROY ANDERSON MANAGEMENT, LLC AND STEWART TITLE GUARANTY COMPANY, IN CONNECTION WITH THE TRANSACTION REFERENCED IN GF NO. 1452881 WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2022.
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 7c, 8, 11b, 13, 14, 16, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 20.
DATE OF PLAT OR MAP: DECEMBER 5, 2023
MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS
STATE OF TEXAS MARK N. PEEPLES 6443 REGISTERED PROFESSIONAL LAND SURVEYOR
WINDROSE
LAND SURVEYING | PLATTING
1900 LAKEWAY DRIVE, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2644
FIRM REGISTRATION NO. 10194231 | WINDROSESERVICES.COM
ALTA / NSPS LAND TITLE SURVEY OF
164.656 ACRES
SITUATED IN THE
H. LEWIS SURVEY, ABSTRACT NO. 516
AND THE D. MITCHELL SURVEY
ABSTRACT NO. 586
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENTS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.
FIELDED BY: JS CHECKED BY: MNP JOB NO. D57824
DRAWN BY: GLC/SS DATE: 09/26/2022 SHEET NO. 1 OF 1

GEOTECHNICAL ENGINEERING REPORT

CIVITAS AT ALVARADO - PHASE 1

Alvarado, Texas
UES Project No. W253476
January 6, 2025

Prepared for:

INDIE CATCH, LLC
5599 San Felipe Street Suite 1500
Houston, Texas, 77056
Attention: Mr. Thomas Sikora

Prepared by:

UES™

UES
5058 Brush Creek Road
Fort Worth, Texas, 76119
817.496.5600 | TeamUES.com
TBPELS Firm No. 813

January 6, 2026

Indie Catch, LLC
5599 San Felipe Street Suite 1500
Houston, Texas, 77056

Attention: Mr. Thomas Sikora

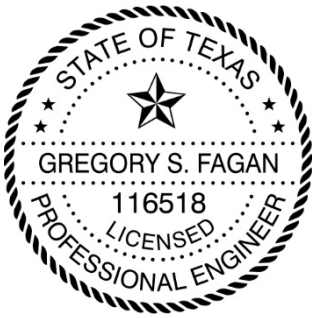
Re: Geotechnical Engineering Report
Civitas at Alvarado - Phase 1
Alvarado, Texas
UES Project No. W253476

UES has performed a geotechnical exploration for the project referenced above. This study was authorized by Mr. Thomas Sikora on August 1, 2025, and performed in accordance with UES Proposal No.111620-rev1 dated March 20, 2025. The purpose of this revision is to finalize the report issued on October 2,2025.

The results of this exploration, together with our recommendations, are presented in the accompanying report for the amenity center and private streets, an electronic copy of which is being transmitted herewith.

UES appreciates the opportunity to be of service on this project. If we can be of further assistance, such as providing materials testing services during construction, please contact our office.

Sincerely,



Mohamed Mohamed, E.I.T.
Geotechnical Project Manager

Gregory S. Fagan, P.E.
Area Manager, Fort Worth

UES

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1.0 INTRODUCTION

Purpose and Scope. The purpose of this geotechnical study was to evaluate some of the physical and engineering properties of subsurface materials at selected locations on the subject site to develop geotechnical engineering design parameters and recommendations for the proposed project. To accomplish this, the scope of this study included field exploration consisting of drilling test borings and collecting samples of the subsurface materials, performing laboratory testing on selected samples obtained during the field exploration, performing engineering analysis and evaluation of the subsurface conditions with respect to the project characteristics, and development of geotechnical recommendations suitable for the proposed project. The scope of services did not include an environmental assessment of the site.

Limitations. Recommendations provided in this report were developed from information obtained in test borings depicting subsurface conditions only at the specific boring locations and at the particular time designated on the logs. Subsurface conditions at other locations may differ from those observed at boring locations, and subsurface conditions at boring locations may vary at different times of the year. The scope of work may not fully define the variability of subsurface materials and conditions that are present on the site. The nature and extent of variations between borings may not become evident until construction. If significant variations then appear evident, our office should be contacted to re-evaluate our recommendations after performing on-site observations and possibly other tests.

Project Location. The project is located on the north side of Cummings Road, about 1500 ft east of North Cummings Drive in Alvarado, Texas and the plan showing the general outline of the project is provided in Appendix A.

Project Description. We understand the project will consist of an amenity center with a plan area of ±3,600 SF (in area of Boring 25) with associated private pavement for parking and drives. In addition, we understand the streets for this project are considered private. We further understand the amenity center will be supported on a slab foundation. UES performed a preliminary geotechnical exploration at the subject site issued under Report No. W221634 dated August 5, 2022.

Site Grading. Information about existing and proposed grading plans were not provided to us. For our analysis, we have assumed maximum cuts and fill of up to about 2 ft will be required to achieve final grades. UES must be provided with the proposed site grading plan prior to finalizing the construction plans.

2.0 SITE CONDITIONS

Review of Aerial Images. Review of aerial images available from Google Earth™ indicate previous grading/clearing activities occurred prior to our field investigation. Due to the intermittent nature and relatively low resolution of aerial photographs, as well as the lack of provided information regarding the past land use of the site, our review should not be

interpreted as eliminating the possibility of past activities on site which could detrimentally affect future construction. No additional information was provided for this study regarding previous site activities or development.

3.0 FIELD EXPLORATION

Test Borings. The field exploration for this project included performing a total of 25 test borings as summarized in the following table. Boring depths were measured from the existing ground surface at the respective boring location at time of the field exploration.

Summary of Boring Depths and Locations		
Boring Identification	**Depth, feet**	**Location**
B-1 to B-24	5	Public Streets
B-25	20	Club House

Test borings were advanced using standard rotary drilling equipment at the approximate locations as shown in Appendix A. The boring locations were not surveyed. UES located the borings in the field using a hand-held GPS unit with lateral accuracy of ±20 ft. Therefore, the boring locations should be considered approximate.

Relatively Undisturbed Soil Sampling. Cohesive soil samples were generally obtained using Shelby tube samplers in general accordance with ASTM D1587. The Shelby tube sampler consists of a thin- or thick-walled steel tube with a sharp cutting edge connected to a head equipped with a ball valve threaded for rod connection. The tube is pushed into the undisturbed soils by the hydraulic pulldown of the drilling rig. The soil specimens were extruded from the tube in the field, logged, tested for consistency using a hand penetrometer, sealed and packaged to maintain "in situ" moisture content. The consistency of relatively undisturbed soil samples was evaluated in the field using a calibrated hand penetrometer. In this test a 0.25-inch diameter piston is pushed into the undisturbed sample at a constant rate to a depth of 0.25-inch. The results of these tests are tabulated at the respective sample depths on the boring logs. When the capacity of the penetrometer is exceeded, the value is tabulated as 4.5+. One representative portion of each sample was sealed in a plastic bag for use in future visual evaluation and possible testing in the laboratory.

Texas Cone Penetration (TCP). A modified version of the Texas Cone Penetration (TCP) test was completed in the field to determine the apparent in-place strength characteristics of the rock type materials. A 3-inch diameter steel cone driven by a 170-pound hammer dropped 24 inches is the basis for TxDOT strength correlations. In this case, UES, has modified the procedure by using a 140-pound hammer dropping 30-inches for completion of the field test. Depending on the resistance (strength) of the materials, either the number of blows of the hammer required to provide 12 inches of penetration, or the inches of penetration of the cone due to 100 blows of the hammer are recorded on the field log and are shown on the Log of Boring sheets as “TX Cone” (reference TxDOT Test Method TEX 132-E, as modified).

Groundwater Observations. A summary of groundwater observations is provided in Section 4.3.

Borehole Backfilling and Plugging. Upon completion of boring, the borehole was backfilled with on-site soil cuttings.

4.0 SUBSURFACE CONDITIONS

4.1 Geology

Geologic Formation Based on geological atlas maps available from the Bureau of Economic Geology, published by the University of Texas at Austin, the project site lies within the interface of the Woodbine formation and Eagle Ford formation. The Woodbine formation generally consists of shale, sandstone and limestone. The residual overburden soils associated with the Woodbine formation generally consist of high to low plasticity clay and sand. Hard and discontinuous sandstone lenses, layers, ledges and boulders are commonly encountered at various depths within the formation. The Woodbine formation was deposited in a near shore marine environment, which can account for extreme lateral variability of this formation as evidenced on the attached boring logs. The Eagle Ford formation is composed predominantly of shale with occasional platy beds of sandstone and limestone. Residual overburden soils associated with the Eagle Ford formation generally consist of clay soils with moderate to very high shrink/swell potential.

4.2 Subsurface Lithology

Stratigraphy. Descriptions of the various strata and their approximate depths and thickness per the Unified Soil Classification System (USCS) are provided on the boring log included in Appendix B. Terms and symbols used in the USCS are presented in Appendix C following the Boring Log. Subsurface conditions encountered in the borings generally consisted of clay and/or shaly clay extending to the 5 ft or 20 ft termination depths of the borings. A limestone layer was encountered in B-25 at a depth of 6 ft to 8 ft.

It should be noted that the depths provided on the boring log are based on our Field Technician's and Engineer's interpretation of conditions believed to exist between actual samples retrieved. Therefore, information on boring log contains both factual and interpretive information. Lines delineating subsurface strata are approximate and the actual transition between strata may be gradual or not clearly defined. In addition, variations may occur between or beyond the boring location.

4.3 Groundwater Observations

Groundwater Levels. Free groundwater was not encountered in the borings.

Long-term Groundwater Monitoring. The depth and amount of water encountered in an open borehole largely depends on the permeability of the soils encountered at the boring location. In relatively impervious soils, such as clayey soils, a suitable estimate of the groundwater depths generally requires long-term monitoring. Long-term monitoring of groundwater conditions via piezometers or groundwater monitoring wells was not performed during this study and was beyond the scope of this study. Long-term monitoring can reveal groundwater levels materially different than those measured in the borings.

Groundwater Fluctuations. Subsurface groundwater fluctuations can occur. Future construction activities can alter the surface and subsurface drainage characteristics of this site. Seasonal variations, temperature, land-use, proximity to water bodies, and rainfall can also influence groundwater levels. UES recommends that the contractor verifies the groundwater elevation before construction starts.

4.4 Seismic Site Classification

The Site Class assigned for seismic design considers various factors, such as the soil profile (whether it's soil or rock), shear wave velocity, and strength, averaged over a depth of 100 feet. Since the borings didn't reach depths of 100 feet, UES made determinations under the assumption that the subsurface materials beneath the borehole bottoms resembled those encountered at the termination depth. Following the guidelines outlined in Section 1613.2.2 of the 2024 International Building Code and Table 20.2-1 in the 2022 ASCE-7, UES recommends using Site Class D (stiff soil) for seismic design purposes at this location.

5.0 LABORATORY TESTING

UES performs visual classification and laboratory tests, as appropriate, to define pertinent engineering characteristics of the soils encountered. Laboratory tests are performed in general accordance with ASTM or other applicable standards. Test results are included at the respective sample depths on the boring logs or separately tabulated herewith, as appropriate, or as included in Appendix B. Laboratory tests and procedures performed for this geotechnical study are summarized in the following table.

Summary of Laboratory Tests and Procedures	
Test Procedure	**Description**
ASTM D4220	Standard Practices for Preserving and Transporting Soil Samples
ASTM D2487	Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System)
ASTM D2488	Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)
ASTM D2216	Standard Test Method for Laboratory Determination of Water (Moisture) Content

Summary of Laboratory Tests and Procedures	
Test Procedure	**Description**
	of Soil and Rock by Mass
ASTM D4318	Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils
ASTM D1140	Standard Test Methods for Amount of Material in Soils Finer than the No. 200 (75-µm) Sieve
Tex-145-E	Determining Sulfate Content in Soils - Colorimetric Method

6.0 RECOMMENDATIONS

6.1 Potential Movement of Expansive Soil

Estimated Potential Movement. Our findings indicate grade supported structures within 2 ft of existing grade could experience post construction movements of up to about **7 inches** due to shrinking and swelling of expansive soils (active clays). For this report, movement due to shrinking and swelling of active clays will be referred to as potential vertical movement (PVR).

Method of Estimation. PVR is estimated in general accordance with methods outlined by Texas Department of Transportation (TxDOT) Test Method Tex-124-E, from results of absorption swell tests, and engineering judgment and experience. Estimated PVR calculated assuming the moisture content of the in-situ soil within the normal zone of seasonal moisture content change varies between as defined by Tex-124-E. Also, it was assumed that a 1 psi surcharge load acts on the subgrade soils. Movements exceeding our estimates could occur if positive drainage of surface water is not maintained or if soils are subject to an outside water source, such as leakage from a utility line or subsurface moisture migration from off-site locations.

Assumptions. PVR was estimated based on the assumption that any fill used to raise the grade consists of onsite or similar soil with a plasticity index (PI) of 50 or less. The use of fill material with a PI greater than 50 could result in potential movements exceeding our estimates.

6.2 Subgrade Improvement

Depth of Improvement. Our findings indicate potential movements of the amenity center could be reduced to about 1 inch by placing a layer of non-expansive fill between the bottom of the floor slab and top surface of moisture conditioned soils. The recommended thicknesses of non-expansive fill moisture conditioning are summarized in the following table.

Summary of Subgrade Improvement Using Moisture Conditioning		
Target PVR (inches)	Thickness of Cap (ft) [1 & 2]	Thickness of Moisture Conditioned Soil below Cap (ft) [3]
1	1	12

Notes:
1. Depth measured below bottom of the slab foundation.
2. Non-expansive fill can consist of select fill, flexible base material or onsite lime stabilized clays as described in Section 6.3.6.
3. Depth measured below non-expansive fill.

The purpose of moisture-conditioning is to reduce the free swell potential of the moisture-conditioned soil to 1 percent or less. Additional laboratory tests (i.e., standard Proctors, absorption swell tests, etc.) should be conducted during construction to verify the "target" moisture content for moisture-conditioning (estimated at 5 percentage points above the material's optimum moisture content as defined by ASTM D 698) is sufficient to reduce the free swell potential of the processed soil to 1 percent or less. In addition, it is recommended samples of the moisture-conditioned material routinely obtained during construction to verify the free swell of the improved material is 1 percent or less.

A limestone layer was encountered at a depth of 6 to 8 ft below the ground surface in Boring 25. Depending on final grading plans and the location on the site, limestone may be encountered within the recommended depth of subgrade improvement. It is generally required to over excavate limestone layers to install moisture conditioned soils. Test pits should be performed where limestone is encountered to evaluate whether limestone can be left in place or must be removed if encountered within the recommended depth of moisture conditioning. If limestone is to be left in place, it must generally be at least 3 ft thick, sufficiently strong and be present throughout the entire building pad area. UES should be retained to observe the test pits.

Installation of moisture-conditioned clays should be monitored and tested on a full-time basis by a representative of UES, to verify the soils tested were placed with the proper lift thickness, moisture content, and degree of compaction.

Lateral Extents of Improvement. Moisture conditioning of the on-site soil should extend throughout the entire building pad area, at least 5 ft beyond the perimeter of the building and below adjacent flatwork. At entrance areas and outward swinging doors, the moisture conditioning process should extend at least 10 ft beyond the perimeter of the building. However, non-expansive material consisting of select fill should not extend beyond the building limits. If flatwork or paving is not planned adjacent to the structure (i.e. above the moisture-conditioned soils), a moisture barrier consisting of a minimum of 10 mil plastic sheeting with 8 to 12 inches of soil cover should be provided above the moisture-conditioned soils. Moisture-conditioned soils should be maintained in a moist condition prior to placement of the required thickness of non-expansive material, flatwork or plastic sheeting.

Subgrade Improvement at Exterior Doorways. Subgrade improvement should extend beneath sidewalk areas that abut exterior doorways to the building. Failure to perform subgrade improvement in these areas can increase the probability of differential heaving between exterior sidewalks and doorways, resulting in exterior doors that will not or have difficulty opening outward due to "sticking" caused by heaving sidewalk slabs. Sidewalks tied to pavements and other flatworks that extend beyond the subgrades treated for PVR reduction may be subjected to movements similar to those experienced for untreated subgrades.

Risk Considerations. In choosing any of the recommended techniques for soil movement reduction, the Client is accepting some post construction movement of grade supported structures (about 1 inch). While structures can be designed to maintain structural integrity for a given level of movement, some degree of cosmetic distress manifesting in cracks, unevenness of floor slabs, differential movements, etc. associated with about 1 inch of movement should be expected.

6.3 Earthwork

Variations in subsurface conditions could be encountered during construction. To permit correlation between test boring data and actual subsurface conditions encountered during construction, it is recommended a registered Professional Engineering firm be retained to observe construction procedures and materials.

Some construction problems, particularly degree or magnitude, cannot be reasonably anticipated until the course of construction. The recommendations offered in the following paragraphs are intended not to limit or preclude other conceivable solutions, but rather to provide our observations based on our experience and understanding of the project characteristics and subsurface conditions encountered in the boring.

6.3.1 Excavation Safety Considerations

Excavation Safety. The contractor is responsible for designing any excavation slopes, temporary sheeting or shoring. Design of these structures should include any imposed surface surcharges. Construction site safety is the sole responsibility of the contractor, who shall also be solely responsible for the means, methods and sequencing of construction operations. The contractor should also be aware that slope height, slope inclination or excavation depths (including utility trench excavations) should in no case exceed those specified in local, state and/or federal safety regulations, such as OSHA Health and Safety Standard for Excavations, 29 CFR Part 1926, or successor regulations. Stockpiles should be placed well away from the edge of the excavation, and their heights should be controlled so they do not surcharge the sides of the excavation. Surface drainage should be carefully controlled to prevent flow of water over the slopes and/or into the excavations. Construction slopes should be closely observed for signs of mass movement, including tension cracks near the crest or bulging at the toe. If potential stability problems are observed, a geotechnical engineer should be contacted

immediately. Shoring, bracing or underpinning required for the project (if any) should be designed by a professional engineer registered in the State of Texas.

6.3.2 Site Preparation and Proofroll

Site Clearing. In the area of foundations, all concrete, trees, stumps, brush, debris, septic tanks, abandoned structures, roots, vegetation, rubbish and any other undesirable matter should be removed and properly disposed.

Proofroll. The exposed subgrade should be proofrolled in accordance TxDOT Specification Item 216 with a fully loaded tandem axle dump truck or similar pneumatic-tire equipment weighing at least 25 tons to locate areas of loose subgrade. In areas to be cut, the proofroll should be performed after the final grade is established. In areas to be filled, the proofroll should be performed prior to fill placement. Areas of loose or soft subgrade encountered in the proofroll should be removed and replaced with engineered fill, and compacted in place. Prior to placement of any fill, the exposed soil subgrade should then be scarified to a minimum depth of 6 inches and recompacted as outlined in Section 6.2.6.

6.3.3 Construction Considerations

Excavation of Rock. Limestone was encountered within 6 ft of the ground surface in several of the borings and could be encountered during general excavation and grading at this site. From our experience, this limestone can be hard and difficult to excavate. Rock excavation methods (including, but not limited to rock teeth, rippers, jack hammers, or sawcutting) may be required to remove the limestone. Crushing equipment may be required to process this limestone if it is desired to use this material as compacted fill on the site. The contractor selected should have experience with excavation in hard limestone.

Maintenance of Subgrade during Construction. While the exposed subgrade is expected to remain relatively stable initially, unstable conditions may arise during general construction activities, particularly if the soil is exposed to wet weather conditions and repetitive construction traffic. The use of lighter construction equipment can help minimize disturbance to the subgrade. In the event of unstable conditions, stabilization measures will be necessary. After grading is completed, it's crucial to maintain the moisture content of the subgrade before proceeding with construction. Minimizing construction traffic over the finished subgrade is advisable. If the subgrade becomes frozen, desiccated, saturated, or disturbed, the affected material should either be removed or treated by scarification and recompaction before construction begins. UES should be retained to observe earthwork and to perform necessary tests and observations during subgrade preparation.

Wet Weather/Soft Subgrade. Soft and/or wet surface soils may be encountered during construction, especially following periods of wet weather. Wet or soft surface soils can present difficulties for compaction and other construction equipment. If specified

compaction cannot be achieved due to soft or wet surface soils, one of the following corrective measures will be required:

1. Removal of the wet and/or soft soil and replacement with select fill,
2. Chemical treatment of the wet and/or soft soil to improve the subgrade stability, or
3. If allowed by the schedule, drying by natural means.

UES should be contacted for additional recommendations if chemical treatment is planned due to wet and/or soft soils.

Fill on Existing Slopes. If fill is to be placed on existing slopes (natural or constructed) steeper than six horizontal to one vertical (6:1), the fill materials should be benched into the existing slopes in such a manner as to provide a minimum bench-key width of five (5) ft. This should provide a good contact between the existing soils and new fill materials, reduce potential sliding planes, and allow relatively horizontal lift placements.

6.3.4 Grading, Drainage and Other Considerations

Efforts should be made to minimize the excessive wetting or drying of the underlying soil, as it can lead to swelling and shrinkage of these soil layers. Standard construction practices of providing good surface water drainage should be used. A positive slope of the ground away from any foundation should be provided. Ditches or swales should be provided to carry the run-off water both during and after construction. Stormwater runoff should be collected by gutters and downspouts and should be discharged away from the tower.

In areas with pavement or sidewalks adjacent to the structure, a positive seal must be maintained between the structure and the pavement or sidewalk to minimize seepage of water into the underlying supporting soils. Post-construction movement of pavement and flatwork is common. Normal maintenance should include inspection of all joints in paving and sidewalks, etc. as well as re-sealing where necessary.

Since granular bedding backfill is used for most utility lines, the backfilled trench should not become a conduit and allow access for surface or subsurface water to travel toward the new structures. Concrete cut-off collars or clay plugs should be provided where utility lines cross building lines to prevent water from traveling in the trench backfill and entering beneath the structures.

Root systems from trees and shrubs can draw a substantial amount of water from the clay soils at this site, causing the clays to dry and shrink in excess of our estimates. This could cause settlement beneath grade-supported slabs such as floors, walks and paving. Trees and large bushes should be located a distance equal to at least one-half their anticipated mature height away from grade slabs. Lawn areas should be watered moderately, without allowing the clay soils to become too dry or too wet.

6.3.5 Groundwater Control

Groundwater was not encountered in the borings However, from our experience, shallow groundwater seepage could be encountered in excavations for foundations, utilities and other general excavations at this site. The risk of seepage increases with depth of excavation and during or after periods of precipitation. The risk of seepage is also increased where sandstone and/or limestone is exposed in excavations and slopes or is near final grade. Standard sump pits and pumping may be adequate to control seepage on a local basis.

If groundwater is encountered during excavation, dewatering brings the groundwater below the bottom of excavations may be required. Dewatering could consist of standard sump pits and pumping procedures, which may be adequate to control seepage on a local basis during excavation. Supplemental dewatering will be required in areas where standard sump pits and pumping is not effective. Supplemental dewatering could include submersible pumps in slotted casings, well points, or eductors. For supplemental dewatering, the contractor should submit a groundwater control plan, prepared by a licensed engineer experienced in that type of work.

6.3.6 Fill Compaction

Select Fill. Select fill used as non-expansive fill should consist of soil with a liquid limit of 35 or less and a Plasticity Index between 4 and 15. The select fill should be placed in loose lifts not exceeding 8-inches and should be compacted to at least 95 percent maximum dry density (per ASTM D-698) at a moisture content between optimum and 4 percent above optimum moisture content. The plasticity index and liquid limit of material used as select non-expansive material should be routinely verified during placement using laboratory tests. Visual observation and classification should not be relied upon to confirm the material to be used as select, non-expansive material satisfies the required Atterberg-limit criteria.

Flexible Base Material. Flexible base material used as non-expansive material in the building pad should consist of material meeting the requirements of TxDOT Standard Specifications Item 247, Type A or D, Grade 1-2 or 3. The flexible base should be compacted to at least 98 percent of standard Proctor maximum dry density (ASTM D 698) and within the range of 2 percentage points below to 2 percentage points above the material's optimum moisture content.

Lime-treated Clay. Based on the laboratory testing conducted for this study, the native clay on-site soils will not meet requirements for select fill outlined in the section titled “Fill”. As an alternative to importing select fill, the native clay soil may be blended with lime to reduce the plasticity index to meet select fill requirements. Based on our experience, we expect that it will require between 4 and 9 percent lime (by dry unit weight) to reduce the plasticity index of the native clay soils to select fill requirements. Lime series tests should be performed to assess the amount of lime required. Soluble sulfate tests should also be performed on the clay materials proposed for lime treatment prior to conducting lime

treatment.

Moisture Conditioned Soil. Moisture conditioned soil should be compacted at a "target" moisture content approximated to be at least 5 percent above the material's optimum moisture content as determined by the standard Proctor method (ASTM D 698). Some of the onsite soils with a lower plasticity index may require compaction at a moisture content closer to optimum. Any deviation from the minimum recommended moisture content should be verified by UES during construction. The moisture-conditioned soil, free of debris and any rock fragment greater than 4 inches, should be placed in about 8-inch thick loose lifts and compacted to a dry density of 93 to 97 percent of standard Proctor maximum dry density.

General Fill. Clay soils with a plasticity index equal to or greater than 25 should be compacted to a dry density between 93 and 98 percent of standard Proctor maximum dry density (ASTM D 698). The compacted moisture content of the clays during placement should be within the range of 2 to 6 percentage points above optimum. The subgrade to receive general fill should be scarified to a depth of 6 inches and compacted to at least 95 percent maximum dry density (per ASTM D-698) and at a moisture content between optimum and 4 percent above optimum moisture content.

Fill Restrictions. General fill should consist of those materials meeting the requirements stated. Fill soils should not contain material greater than 4 inches in any direction, debris, vegetation, waste material, environmentally contaminated material, or any other unsuitable material.

Fill Compaction Testing Guidelines. Field compaction and classification tests should be performed by UES. Compaction tests should be performed in each lift of the compacted material. If the materials fail to meet the density or moisture content specified, the course should be reworked as necessary to obtain the specified compaction. Classification confirmation inspection/testing should be performed daily on select fill materials (whether on-site or imported) to confirm consistency with the project requirements. The testing frequency recommended herein can be altered (increased or decreased) at the discretion of the geotechnical engineer of record.

6.3.7 Utilities

Bedding. Pipe bedding and pipe-zone backfill for underground utilities should meet the requirements of the pipe manufacturer. If no manufacturer requirement exists, then pipe bedding should be placed in accordance with applicable municipal or TxDOT requirements. Unless specified otherwise, the pipe-zone generally consists of all materials surrounding the pipe in the trench from six (6) inches below the pipe to 12 inches above the pipe. Since granular bedding backfill is used for most utility lines, the backfilled trench should not become a conduit and allow access for surface or subsurface water to travel toward the new structure. Concrete cut-off collars or clay plugs should be provided where utility lines cross building lines to prevent water from traveling in the trench backfill and entering beneath the structure. At least 1 ft of soil cover should exist between

concrete plugs and structural elements. Local municipality or jurisdiction takes precedence over pipe bedding recommendations herein. Backfill. The trench backfill for utilities should be properly placed and compacted as outlined in Section 6.2.6 and in accordance with requirements of local City standards.

Trench Settlement. Even if fill is properly compacted, fills more than about 10 ft are still subject to settlements over time of up to about 1 to 2 percent of the total fill thickness. This should be considered when designing pavement over utility lines and/or other areas with deep fill. Where utility lines are deeper than 10 ft, the fill/backfill below 10 ft should be compacted to at least 100 percent of standard Proctor maximum dry density (ASTM D 698) and within ±2 percentage points of the material's optimum moisture content. The portion of the fill/backfill shallower than 10 ft should be compacted as previously outlined. Density tests should be performed on each lift (maximum 12-inch thick) and should be performed as the trench is backfilled. Local municipality or jurisdiction takes precedence over trench backfill recommendations herein.

Trench Excavation. If utility trenches or other excavations extend to a depth of 5 ft or more below construction grade, the contractor or others shall be required to develop an excavation safety plan to protect personnel entering the excavation or excavation vicinity. The collection of specific geotechnical data and the development of such a plan, which could include designs for sloping and benching or various types of temporary shoring, is beyond the scope of this study. Any such designs and safety plans shall be developed in accordance with current OSHA guidelines and other applicable industry standards.

6.3.8 Deep Fill Considerations

Deep Fill Compaction. Fills placed deeper than 10 ft should be compacted to at least 100 percent of standard Proctor maximum dry density (ASTM D 698) and within ±2 percentage points of the material's optimum moisture content. The portion of the fill/backfill shallower than 10 ft should be compacted as previously outlined. Density tests should be performed on each lift (maximum 12-inch thick) and should be performed as the trench is backfilled. This deep fill compaction requirement does not apply to moisture conditioned soils placed deeper than 10 ft per recommendations in Section 6.3.2.

Deep Fill Settlement. Even if fill is properly placed and compacted as recommended herein, fills more than about 10 ft deep can still settle about 1 to 2 percent of its thickness due to its own weight, independent of external loads. This settlement generally begins as soon as lift placement begins. However, settlement can still occur for a period of time after completion of fill placement. The time required for settlement to occur is a function of soil type, pore water, and drainage path conditions and can vary widely. As a result, some fill-related settlement should be expected before and after final lifts are placed. Movement of grade supported structures (foundations, flatwork, etc.) related to settling fill can be reduced by allowing as much time as possible between the time the fill placement is completed and construction of the grade supported structure. If this risk of post construction settlement of deep fills is not acceptable, survey monitoring of constructed

fills can be performed to evaluate the rate and magnitude of settlement prior to construction of structures on the fill. UES can provide this service if desired.

Note that settlement of deep fills is generally not critical if deep fills are strictly a result of recommended moisture conditioning depths to reduce potential movement of active clays.

6.3.9 Sulfate Induced Heave

Sulfate/sulfide minerals, when exposed to water, will react with calcium-based additives (lime, cement, and Class CS fly ash) and clay soils to form ettringite. As the mineral ettringite forms, it can expand approximately 2 to 2.5 times its original volume. This process is known as sulfate induced heave and is the cause of swelling in the treated subgrade soils and the overlying pavement/slab structure. The table provided below outlines the guidelines established by TxDOT for lime treatment and soil sulfate mitigation:

Soluble Sulfate Treatment Guidelines Based on Soluble Sulfate Concentrations	
Soluble Sulfate Concentration (ppm)	**TxDOT Guidelines for Soil Sulfate Mitigation**
0 to 3,000	No restrictions
3,001 to 7,000	In a single application, add the prescribed total amount of lime. Uniformly mix the lime into the soil being treated. Lightly compact the mixture to seal and minimize carbonation. Maintain moisture content above the optimum moisture content of the soil being treated. Three days after the initial addition of lime, determine the soluble sulfate concentration at locations sampled as directed using Tex-145-E, and if the sulfate measurement has been reduced to 3,000 ppm or less, then no additional lime or mellowing time is necessary; however, if sulfate measurement has not been reduced to 3,000 ppm or less, then add 4% additional lime. Uniformly mix the lime into the pretreated soil. Lightly compact the mixture to seal and minimize carbonation and mellow an additional 7 days while maintaining moisture content above optimum. Reprocess the soil-lime mixture to meet the gradation requirements in TxDOT Item 260 - Lime Treatment, Table 1, and compact it at the optimum moisture content.
Greater than 7,000	Subgrade soil should NOT be treated by lime.

The following table contains a summary of soluble sulfate test results.

Summary of Soluble Sulfate Test Results		
Boring No.	**Depth (feet)**	**Sulfate Content (ppm)**
B-01	0-2	<100
B-06	2-4	
B-10	0-2	
B-11	2-4	
B-16	2-4	
B-02	2-4	103

Summary of Soluble Sulfate Test Results		
Boring No.	**Depth (feet)**	**Sulfate Content (ppm)**
B-09	4-5	641
B-12	4-5	1,266
B-18	4-5	28,930
B-21	4-5	1,663
B-23	0-2	114

Based on the test results, the sulfate content of tested soil samples is in the range of less than 100 ppm to 28,930 ppm, indicating low concentrations of soluble sulfates to high concentrations of soluble sulfates. Soluble sulfates are naturally found in discrete deposits and the test borings may not have fully characterized the presence and concentration of soluble sulfates. Therefore, additional sulfate testing is recommended to be performed on potential material to receive lime treatment prior to construction.

6.4 Slab Foundation

General. The proposed club house can be supported on a reinforced ground-supported slab foundation with subgrade improvement as described in Section 6.2. The slab foundation should be conventionally reinforced or post-tension reinforced. The slab foundation should be designed with exterior and interior grade beams adequate to provide sufficient rigidity to the foundation system to sustain the vertical soil movements expected at this site as described above. All grade beams and floor slabs should be adequately reinforced with steel to minimize cracking as normal movements occur in the foundation soils.

Bearing Capacity. The slab should be designed using a net dead load plus sustained live load bearing pressure of 1,500 psf. This bearing pressures are based on a safety factor of 3 against shear failure of the foundation bearing soils.

Foundation Depth. Grade beams should bear at a minimum depth of 18 inches below surrounding grade. The bottom of the beam trenches should be free of any loose or soft material prior to the placement of the concrete.

Geometry. Grade beams should have a minimum width of 10 inches to reduce the potential for localized shear failure.

PTI Recommendations. A slab constructed on-grade will be subject to potential slab movements of up to about 7 inches based upon the information gathered during this study. Subgrade improvement (excavation of natural ground and replacement with select fill and moisture conditioned native clay soils) should be performed to reduce the PVR to about 1 inch. Subgrade improvement recommendations are provided in Section 6.2. The recommended foundation design parameters based on information published in the Post

Tensioning Institute (PTI) Design of Post-Tensioned Slabs-on-Ground, 3rd Edition, are as follows:

Allowable PVR in Inches (per Structural Engineer)	Foundation Design Parameters per PTI 3rd Edition			
	Edge Moisture Variation Distance (feet)		Differential Soil Movement (inches)	
	Center Lift	Edge Lift	Center Lift	Edge Lift
1	8.5	4.3	1.2	1.0

Construction and Observation. The foundation excavations should be observed by a representative of UES prior to steel or concrete placement to assess that the foundation materials are capable of supporting the design loads and to identify the acceptability of the select fill materials under the beams.

Soft or loose zones encountered at the bottom of the beam excavations should be removed to the level of competent materials as directed by the Geotechnical Engineer. Cavities formed as a result of excavation of soft or loose zones should be backfilled with properly compacted select fill.

After opening, beam excavations should be observed, and concrete placed as quickly as possible to avoid exposure of the beam bottoms to wetting and drying. Surface run-off water should be drained away from the excavations and not be allowed to pond. If it is required that beam excavations be left open for an extended period, they should be protected to reduce evaporation or entry of moisture.

Slight differential movements of slab-on-grade foundations can cause distress to interior wall partitions, brittle floor coverings and rigid exterior facades resulting in cosmetic damage. The magnitude of movement can be reduced with good construction practices including performing the recommended preparation of the subgrade, compaction of the select fill building pad materials and maintaining the integrity of the beam excavations prior to concrete placement. Placement of closely spaced expansion joints in rigid brick exterior walls is recommended to control the location of potential cracks that may occur due to slight differential foundation movements.

6.5 Private Pavement

General. We understand the streets for this project are considered private. Recommendations for rigid pavement and preparation of the pavement subgrade are provided in the following sections. *A traffic study indicating the number and type of vehicles on which to base the pavement design was not provided.* Therefore, our recommendations are based upon our experience with similar projects assuming normal vehicular loading. **Any unusual loading conditions (e.g., heavy forklifts, trucks) should be brought to our attention prior to finalizing the pavement design so that we may assess and modify our recommendations as necessary.** Normal periodic maintenance will be required for all pavement to achieve the design life of the pavement system. In some cases, City minimum standards for pavement section construction may exceed those recommended.

Civil and Drainage Consideration. We have recommended preliminary pavement sections based on geotechnical information and assumed traffic information in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Guidelines for Design of Pavement Structures dated 1993. According to AASHTO design methodology, the pavement design thickness considers pavement performance, traffic, subgrade soils, pavement materials, environment, drainage and reliability. The applicability of our assumptions should be reviewed and approved by the project Civil Engineer before the pavement section is finalized. The recommended pavement sections assume good drainage quality prevails over the life of the pavement and that the pavement subgrade is exposed to moisture levels approaching saturation less than 25 percent of the time. Good drainage is defined by AASHTO as "the ability to remove water from the pavement within one (1) day". Therefore, it is critical that the project Civil Engineer provide appropriate pavement drainage design to assure validity of the assumed drainage conditions.

6.5.1 Pavement Subgrade

Potential Vertical Soil Movements. We have assumed that site treatment as recommended in Section 6.2 will not be performed within the pavement areas for this project. As a result, pavements will be subjected to the calculated PVR for this site. Based on the information gathered during this study, a pavement constructed on-grade will be subject to potential vertical movements of up to about 7 inches. Because heave is generally associated with a source of water, it can occur differentially. Edge lift, excessive cracking, corner breaks, and poor ride quality are just a few of the many examples of pavement issues that can occur when in-situ PVR values are high. We should be contacted to provide PVR mitigation strategies to help reduce potential movements if desired.

Subgrade Preparation. Clay soils are expected to be encountered or exposed at pavement subgrade. We recommend the subgrade be stabilized using the following:

Location	Reagent	Application Rate (pounds per square yard)	Application Depth (inches)
Private Rigid Pavement	Lime	36 [1]	6

Notes:

1. The exposed surface of the pavement subgrade soil should be scarified to a depth of 6 inches and mixed with a minimum 8 percent hydrated lime (Assuming an in-place unit weight of 100 pcf for the pavement subgrade soils by dry soil weight) in conformance with TxDOT Standard Specification Item 260. The actual amount of lime required should be confirmed by additional laboratory tests (ASTM C 977 Appendix XI) prior to construction. The soil-lime mixture should be compacted to at least 95 percent of the standard Proctor maximum dry density (ASTM D 698) and within the range of 0 to 4 percentage points above the mixture's optimum moisture content. In all areas where hydrated lime is used to stabilize subgrade soil, routine Atterberg-limit tests should be performed to verify the resulting plasticity index of the soil-lime mixture is at/or below 15.
2. We recommend subgrade improvement procedures extend at least 1 ft beyond the edge of the

	pavement to reduce effects of seasonal shrinking and swelling upon the extreme edges of pavement.

Cautionary Note Regarding Stabilized Subgrades. Stabilized subgrades are not suitable for supporting heavy construction traffic. Stabilized subgrades that have been subjected to heavy construction traffic should be re-inspected and re-stabilized as necessary prior to the construction of overlying pavement.

6.5.2 Rigid Pavements

Portland cement concrete (PCC) with a minimum 28-day compressive strength of 3,500 pounds per square inch (psi) should be utilized for rigid pavement. Grade 60 reinforcing steel should be utilized in the transverse and longitudinal directions. The following pavement thicknesses and reinforcing are recommended:

Paving Use	Thickness (inches)	Reinforcing
Parking Areas for Automobiles and Light Trucks	5	No. 3 bars spaced on 22-inch intervals
Turn Lane, Fire Lane, Bus Lane and Drive Lanes and Areas Subjected to Light to Medium Trucks	6	No. 3 bars spaced on 18-inch intervals
Areas Receiving Heavy Trucks and Dumpsters	7	No. 3 bars spaced on 16-inch intervals
Note: 1. Recommended pavement reinforcement is in accordance with ACI guidelines. 2. Pavement subgrade should be chemically stabilized per Section 6.5.1.		

Pavement Joints. Contraction joints should be spaced at about 25 times the pavement thickness up to a maximum of 15 feet in any direction. Saw cut control joints should be cut within 6 to 12 hours of concrete placement. ACI recommendations indicate that regularly spaced expansion joints may be deleted from concrete pavements. Therefore, the installation of expansion joints is optional and should be evaluated by the Civil Engineer. Dowels should have a diameter equal to $^1/_8$ the slab thickness, be spaced on 12-inch intervals, and be embedded at least 9 inches. Appropriate joint sealant is recommended to keep water from saturating the pavement subgrade and to prevent the introduction of incompressible material into the joints. Routine monitoring and maintenance of joint sealants are recommended. Where not specified herein, concrete pavement should comply with Texas Department of Transportation (TxDOT) Standard Specifications, Item 360, "Concrete Pavement", or local equivalent.

6.5.3 Sulfate Induced Heave and Delayed Curing

Based on the results of laboratory testing provided is section 6.3.9, the soluble sulfate content measured in the samples tested is considered relatively low (< 3,000 ppm) to relatively high (≥ 3,000 ppm). It should be noted that concentrations of soluble sulfates in soil are typically very localized and concentrations in other areas of the site could vary

significantly. Hence, it is recommended that sulfate sampling/testing be performed along the pavement subgrade alignment during construction. During construction, experienced geotechnical personnel should make close observations for possible sulfate reactions.

If soluble sulfate results occur in the pavement lime treated subgrade at levels above 3,000 ppm, delayed curing will be required. Delayed curing involves an extended lime curing period to allow for monitoring of sulfate heaving and secondary remixing of the subgrade.

The following procedure should be followed for delayed curing. Lime should be mixed with Section 6.5.1 and kept continually wet. The surface should then be sealed with a drum roller or other suitable equipment and allowed to mellow for one (1) week. During this curing period, the surface should be wet cured using a water truck and observations should be made by UES to evaluate if heaving has occurred. After the 1-week mellowing period, the subgrade should be thoroughly re-mixed with additional water, as necessary, so that the soils are above optimum moisture, and then the surface should be sealed again. The soils should be allowed to mellow for an additional 72 hours or as indicated on the mix design while the surface is kept continually moist and observed for signs of distress. If additional heaving is still observed at that time, UES should be contacted for further evaluation.

7.0 LIMITATIONS

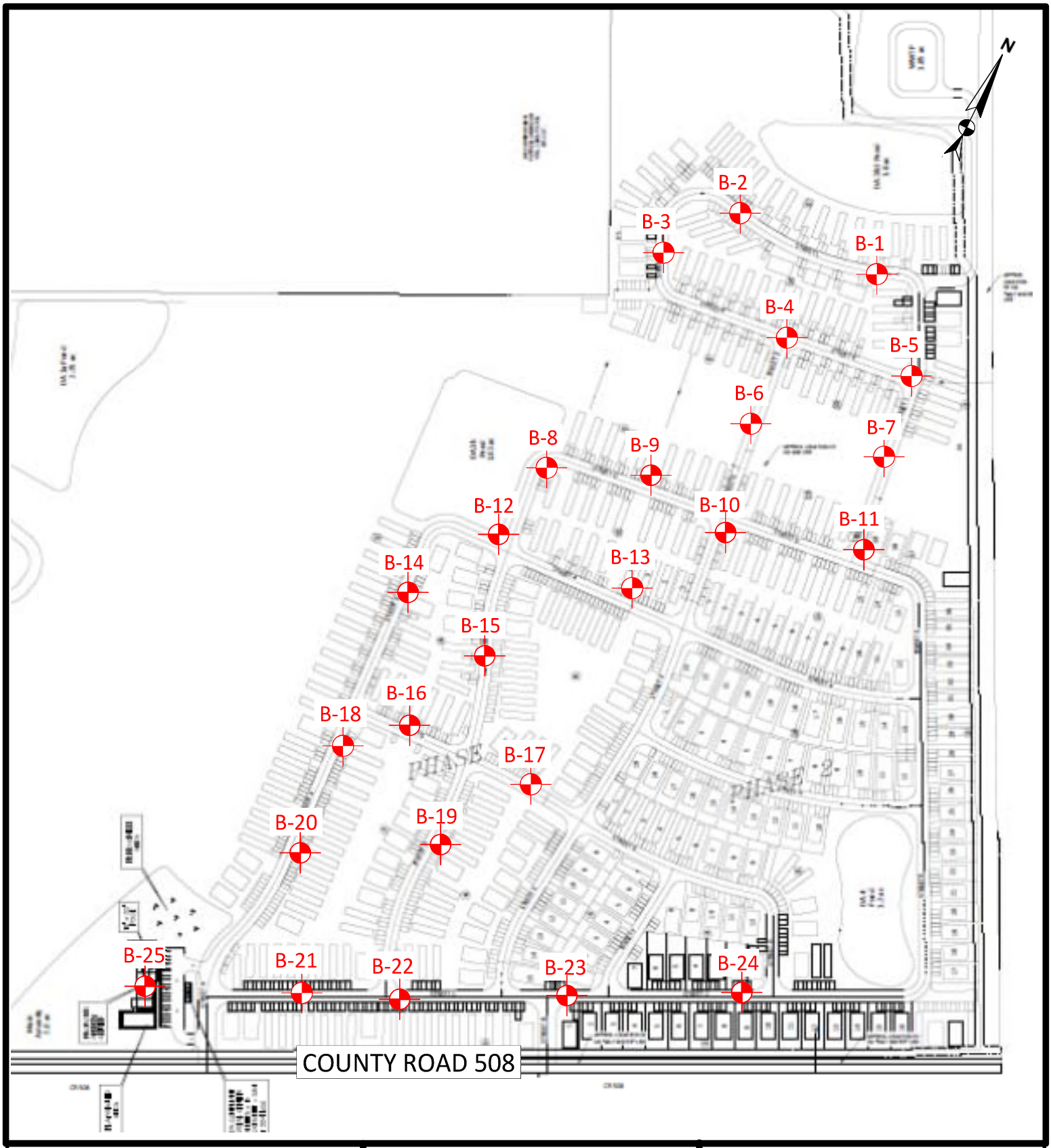
As with any geotechnical engineering report, this report presents technical information and provides detailed technical recommendations for civil and structural engineering design and construction purposes. UES, by necessity, has assumed the user of this document possesses the technical acumen to understand and properly utilize the information and recommendations provided herein. UES strives to be clear in its presentation and, like the user, does not want potentially detrimental misinterpretation or misunderstanding of this report. Therefore, we encourage any user of this report with questions regarding its content to contact UES for clarification. Clarification will be provided verbally and/or issued by UES in the form of a report addendum, as appropriate. Professional services provided in this geotechnical exploration were performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. The scope of services provided herein does not include an environmental assessment of the site or investigation for the presence or absence of hazardous materials in the soil, surface water or groundwater. UES, upon written request, can be retained to provide these services.

UES is not responsible for conclusions, opinions or recommendations made by others based on this data. Information contained in this report is intended for the exclusive use of the Client (and their designated design representatives) and is related solely to design of the specific structures outlined in Section 1.0. No party other than the Client (and their designated design representatives) shall use or rely upon this report in any manner whatsoever unless such party shall have obtained UES's written acceptance of such intended use. Any such third party using this report after obtaining UES's written

acceptance shall be bound by the limitations and limitations of liability contained herein, including UES's liability being limited to the fee paid to it for this report. Recommendations presented in this report should not be used for design of any other structures except those specifically described in this report. In all areas of this report in which UES may provide additional services if requested to do so in writing, it is presumed that such requests have not been made if not evidenced by a written document accepted by UES. Further, subsurface conditions can change with passage of time. Recommendations contained herein are not considered applicable for an extended period of time after the completion date of this report. It is recommended our office be contacted for a review of the contents of this report for construction commencing more than one (1) year after completion of this report. Non-compliance with any of these requirements by the Client or anyone else shall release UES from any liability resulting from the use of, or reliance upon, this report.

Recommendations provided in this report are based on our understanding of information provided by the Client about characteristics of the project. If the Client notes any deviation from the facts about project characteristics, UES should be contacted immediately since this may materially alter the recommendations. Further, UES is not responsible for damages resulting from workmanship of designers or contractors. It is recommended the Owner retain qualified personnel, such as a Geotechnical Engineering firm, to verify construction is performed in accordance with plans and specifications.

Appendix A



GEOTECHNICAL ENGINEERING REPORT
CIVITAS AT ALVARADO - PHASE 1
ALVARADO, TEXAS
UES PROJECT NO. W253476

UES™

FIGURE 1

BORING LOCATION PLAN

APPROXIMATE BORING LOCATION

Appendix B

BORING NUMBER: B-01

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules				4.5				15	68	16	52			5
		2.0 SHALEY CLAY - tan				4.5				18						
						4.5				22	75	21	54		95	
5		5.0 Boring terminated at 5'														
10																
15																

BORING NUMBER: B-02

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous deposits				4.5				14						
						4.5				15	65	19	46			103
		4.0														
		SHALEY CLAY - tan				4.5				19						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-03

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous deposits				4.5				18	74	27	47			
						2.5				20						
		4.0														
		SHALEY CLAY - tan				4.5				18	72	20	52			
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-04

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous deposits				4.5				17						
						4.5				19	64	23	41			
						4.5				22						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-05

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous deposits				4.5				16						
						4.5				18						
5		5.0				4.5				23	80	22	58			
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-06

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous deposits				4.5				13						
		2.0														
		CLAY - tan, with calcareous deposits				4.5				15						
						4.5				15						93
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-07

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules/ deposits				4.5				15						
						4.5				13						
		4.0 SHALEY CLAY - tan				4.5				19	95	28	67			
5		5.0 Boring terminated at 5'														
10																
15																

BORING NUMBER: B-08

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules				4.5				14	72	22	50			
		Tan, at 3 ft				4.5				14						
						4.5				17						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-09

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - dark brown, with calcareous nodules				4.5				18						
						4.5				18	71	22	49			
		4.0														
		CLAY - tan, with calcareous deposits				4.5				17	78	23	55			641
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-10

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
0		CLAY - brown, with calcareous nodules and deposits				4.5				17	70	23	47			75
						4.5				16						
						4.5				17						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-11

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules				4.5				16						
						4.5				19	67	23	44			70
						4.5				19						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-12

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules				4.5				15						
		2.0														
		CLAY - tan, with calcareous deposits				4.5				17						
						4.5				23	75	20	55			1266
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-13

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - tan, and brown calcareous nodules and deposits				4.5				13	64	21	43		87	
						4.5				17						
						4.5				17						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-14

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules				4.5				13						
						4.5				21						
		4.0														
		SHALEY CLAY - tan, with calcareous deposits				2.5				21	76	25	51			
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-15

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules				4.5				16						
		2.0														
		CLAY - tan, with calcareous deposits				4.5				17						
						4.5				18						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-16

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - dark brown, with limestone fragments and calcareous nodules				4.5				16						
		Brown, at 2 ft				4.0				14	69	19	50			75
		4.0														
		SHALEY CLAY - tan, with calcareous deposits				2.5				22						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-17

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules				4.5				18						
		2.0 SHALEY CLAY - tan, with calcareous deposits				4.5				22	71	24	47			
						4.5				19						
5		5.0 Boring terminated at 5'														
10																
15																

BORING NUMBER: B-18

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
0		CLAY - brown, with calcareous nodules				4.5				16						
2.0		Tan, with calcareous deposits				4.5				15						
5		Boring terminated at 5'				4.5				18	66	20	46			28930
10																
15																

BORING NUMBER: B-19

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules and limestone fragments				4.5				18						
						4.5				19	56	18	38			
						4.5				26						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-20

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous nodules				4.5				17						
		2.0 SHALEY CLAY - tan, with calcareous deposits				4.5				18						
5		5.0 Boring terminated at 5'				4.5				15						
10																
15																

BORING NUMBER: B-21

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - dark brown, with calcareous nodules				4.5				17						
						4.5				18						
		4.0														
		SHALEY CLAY - tan, with calcareous deposits				4.5				20	89	20	69			1663
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-22

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - brown, with calcareous deposits				4.5				17						
						4.5				19						
		Tan at 4 feet				4.5				22						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-23

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - tan, and brown with calcareous nodules and deposits				4.5				19	78	19	59			114
						4.5				18						
						4.5				22						
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-24

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD - **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** - **HAMMER DROP** -

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Graphic Log	Material Description	Samples: Sample Graphic	Samples: REC (%) / RQD (%)	Samples: N-Value / Refusal / TCP	Samples: Pocket Pen (TSF)	Lab: Compressive Strength (TSF)	Lab: Confining Pressure (PSI)	Lab: Dry Density (PCF)	Lab: Moisture Content (%)	Lab: Liquid Limit	Lab: Plastic Limit	Lab: Plasticity Index	Lab: % Swell	Lab: % Fines	Lab: Sulfate (PPM)
		CLAY - dark brown, with calcareous nodules				4.5				20						
						4.5				21						
		4.0														
		CLAY - tan, shaley				4.5				22	97	22	75			
5		5.0														
		Boring terminated at 5'														
10																
15																

BORING NUMBER: B-25

PROJECT NAME Civitas at Alvarado - Phase 1 **PROJECT NUMBER** W253476

DATE STARTED 08/22/2025 **COMPLETED** 08/22/2025 **PROJECT LOCATION** Alvarado, Texas

CLIENT Indie Catch, LLC **LATITUDE / LONGITUDE** N/A

DRILLING METHOD CFA **BORING ELEVATION** N/A

NOTES **HAMMER WEIGHT** 140 **HAMMER DROP** 30

Groundwater Data	
During Drilling (ft):	N/A
After Drilling (ft):	N/A
After __ Hours (ft):	N/A

Depth (ft)	Material Description	Sample Graphic	REC (%) / RQD (%)	N-Value / Refusal / TCP	Pocket Pen (TSF)	Compressive Strength (TSF)	Confining Pressure (PSI)	Dry Density (PCF)	Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Swell	% Fines	Sulfate (PPM)
	CLAY - brown, with calcareous nodules/ deposits				4.5				18						
					4.5				17						
	Tan, at 4 ft														
5					4.5				15	72	17	55	0.3		
	6.0														
	LIMESTONE - tan, with interbedded clay seams			100/4.00"											
	8.0														
	SHALEY CLAY - tan, with calcareous deposits				4.5				27	73	20	53	0.0		
10															
					4.5				22					85	
15															
					4.5				33						
20	20.0														
	Boring terminated at 20'														

Appendix C

KEY TO SOIL SYMBOLS AND CLASSIFICATIONS

SOIL & ROCK SYMBOLS



(CH), High Plasticity CLAY
(CL), Low Plasticity CLAY
(SC), CLAYEY SAND
(SP), Poorly Graded SAND
(SW), Well Graded SAND
(SM), SILTY SAND
(ML), SILT
(MH), Elastic SILT
LIMESTONE
SHALE / MARL
SANDSTONE
(GP), Poorly Graded GRAVEL
(GW), Well Graded GRAVEL
(GC), CLAYEY GRAVEL
(GM), SILTY GRAVEL
(OL), ORGANIC SILT
(OH), ORGANIC CLAY
FILL

SAMPLING SYMBOLS



SHELBY TUBE (3" OD except where noted otherwise)
SPLIT SPOON (2" OD except where noted otherwise)
AUGER SAMPLE
TEXAS CONE PENETRATION
ROCK CORE (2" ID except where noted otherwise)

RELATIVE DENSITY OF COHESIONLESS SOILS (blows/ft)

VERY LOOSE	0 TO 4
LOOSE	5 TO 10
MEDIUM	11 TO 30
DENSE	31 TO 50
VERY DENSE	OVER 50

SHEAR STRENGTH OF COHESIVE SOILS (tsf)

VERY SOFT	LESS THAN 0.25
SOFT	0.25 TO 0.50
FIRM	0.50 TO 1.00
STIFF	1.00 TO 2.00
VERY STIFF	2.00 TO 4.00
HARD	OVER 4.00

RELATIVE DEGREE OF PLASTICITY (PI)

LOW	4 TO 15
MEDIUM	16 TO 25
HIGH	26 TO 35
VERY HIGH	OVER 35

RELATIVE PROPORTIONS (%)

TRACE	1 TO 10
LITTLE	11 TO 20
SOME	21 TO 35
AND	36 TO 50

PARTICLE SIZE IDENTIFICATION (DIAMETER)

BOULDERS	8.0" OR LARGER
COBBLES	3.0" TO 8.0"
COARSE GRAVEL	0.75" TO 3.0"
FINE GRAVEL	5.0 mm TO 3.0"
COURSE SAND	2.0 mm TO 5.0 mm
MEDIUM SAND	0.4 mm TO 5.0 mm
FINE SAND	0.07 mm TO 0.4 mm
SILT	0.002 mm TO 0.07 mm
CLAY	LESS THAN 0.002 mm

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

148981
STD 504

Special Warranty Deed

Date: October 18, 2022

Grantor: Roy Anderson Management, LLC, a Texas limited liability company

Grantor's Mailing Address:

P. O. Box 151546
Arlington, Texas 76015

Grantee: Indie Catch, LLC

Grantee's Mailing Address:

5599 SAN FELIPE ST
SUITE 565
HOUSTON TX 77056

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING A TRACT OF LAND SITUATED IN THE DAVID MITCHELL SURVEY, ABSTRACT NUMBER (NO.) 586 AND THE HIRAM LEWIS SURVEY, ABSTRACT NO. 516, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED TO ROY ANDERSON MANAGEMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 201300008805, OFFICIAL PROPERTY RECORDS OF JOHNSON COUNTY (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):

BEGINNING AT A 1/2 INCH REBAR FOUND FOR THE SOUTHERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF CUMMINGS ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 29 DEGREES 29 MINUTES 43 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 668.36 FEET TO A 1/2 INCH REBAR FOUND FOR THE EAST CORNER OF A TRACT OF LAND DESCRIBED TO SUMMIT ALVARADO PARTNERS, LP IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2021-44380, O.P.R.J.C.T.;

THENCE, NORTH 28 DEGREES 54 MINUTES 37 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID SUMMIT ALVARADO PARTNERS TRACT AND THE SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, PASSING AT A DISTANCE OF 315.15 FEET A 1/2-INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID SUMMIT ALVARADO PARTNERS TRACT, SAME BEING THE EAST CORNER OF A TRACT OF LAND DESCRIBED TO ALVARADO 1700 DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2017-32190, O.P.R.J.C.T., AND CONTINUING WITH THE NORTHEAST LINE OF SAID ALVARADO 1700 DEVELOPMENT TRACT FOR A TOTAL DISTANCE OF 910.28 FEET TO A POINT FOR THE SOUTHERNMOST CORNER OF A TRACT OF LAND DESCRIBED TO JOE CURRIE BEAN AND PATRICIA ANN BEAN IN SPECIAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 652, D.R.J.C.T., AND BEING THE WEST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT; FROM WHICH A 1/2 INCH REBAR FOUND BEARS NORTH 67 DEGREES 36 MINUTES EAST, 0.5'

THENCE, NORTH 60 DEGREES 46 MINUTES 48 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND THE NORTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 2,806.45 FEET TO A 60D NAIL FOUND FOR THE EAST CORNER OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND AN INTERIOR "ELL" CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, NORTH 29 DEGREES 09 MINUTES 15 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND A SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 990.67 FEET TO A 60D NAIL FOUND ON THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED TO FRANKLIN DUANE CRAWFORD IN SPECIAL WARRANTY DEED RECORDED IN VOL. 949, PG. 256, D.R.J.C.T.; SAID POINT BEING THE NORTHERNMOST NORTHEAST CORNER OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND THE NORTHWEST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, NORTH 60 DEGREES 39 MINUTES 00 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID FRANKLIN DUANE CRAWFORD TRACT AND A TRACT OF LAND DESCRIBED TO FRANKLIN DUANE CRAWFORD IN SPECIAL WARRANTY DEED RECORDED IN VOL. 963, PG. 49, D.R.J.C.T., A DISTANCE OF 916.94 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR THE NORTHERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT AND SECOND REFERENCED FRANKLIN DUANE CRAWFORD TRACT;

THENCE, SOUTH 25 DEGREES 06 MINUTES 02 SECONDS EAST, WITH A SOUTHWEST LINE OF SAID SECOND REFERENCED FRANKLIN DUANE CRAWFORD TRACT AND A NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF

310.10 FEET TO A 1/2 REBAR FOUND FOR THE SOUTHERNMOST CORNER OF SAID SECOND REFERENCE FRANKLIN DUANE CRAWFORD TRACT;

THENCE, SOUTH 56 DEGREES 44 MINUTES 51 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 40.38 FEET TO A 1/2 INCH REBAR FOUND FOR AN INTERIOR "ELL" CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, SOUTH 29 DEGREES 50 MINUTES 12 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 1,414.21 FEET TO A 1/2 INCH REBAR FOUND FOR THE WESTERNMOST CORNER OF A TRACT OF LAND DESCRIBED TO MICHAEL BRUCE SUNDAY IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020-7974, O.P.R.D.C.T.;

THENCE, SOUTH 30 DEGREES 30 MINUTES 53 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID MICHAEL BRUCE SUNDAY TRACT AND THE NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 1,007.55 FEET TO A 1/2 INCH REBAR FOUND FOR THE EASTERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT, SAID POINT LYING ON THE NORTHWEST LINE OF SAID CUMMINGS ROAD;

THENCE, SOUTH 60 DEGREES 21 MINUTES 40 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 2,874.18 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR A SOUTH CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 194.45 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR AN INTERIOR "ELL" CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 825.00 FEET TO THE POINT OF BEGINNING CONTAINING 164.656 ACRES OR 7,172,411 SQUARE FEET OF LAND MORE OR LESS.

By acceptance of this Deed, Grantee confirms that the Property is being sold by Grantor to Grantee on an "AS IS, WHERE IS" BASIS ONLY, WITHOUT REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE CONDITION, FITNESS, MERCHANTABILITY OR HABITABILITY THEREOF OR AS TO USE FOR A PARTICULAR PURPOSE OR COMPLIANCE WITH ANY LOCAL, STATE OR FEDERAL ORDINANCES, REGULATIONS, STATUTES OR OTHER LAWS, INCLUDING, WITHOUT LIMITATION, ENVIRONMENTAL LAWS AND REGULATIONS, ZONING ORDINANCES, BUILDING CODES OR ANY RESTRICTIVE COVENANTS, and for purposes of evaluating these aspects of the Property not warranted by Grantor, Grantee is relying solely upon his right to (a) inspect the Property, and (b) make such inquiry of local, state and federal officials as Grantee deems necessary to determine laws and regulations applicable to Grantee's intended use of the Property.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor does hereby expressly release and waive, on behalf of Grantor and Grantor's successors and assigns, all rights of ingress and egress, and any and all other rights of every kind and character whatsoever, to enter upon and use any part of the surface of the Property, including, without limitation, the right to enter upon and use any part of the surface of the Property for any purpose incident to exploring for, developing, drilling for, producing, transporting, mining, treating, or storing the oil, gas, and other minerals in, on, and under the Property. This waiver does not affect any mineral leases executed prior to the date of this special warranty deed.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property, including but not limited to the following:

1. Any rights, easements, interests or claims which may exist by reason of approximately located of Ug Gas Line, Fences do not follow portions of the property lines and service utilities and roadway extends into and outside the property as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

2. Easement, Right of Way and/or Agreement by and between Ella Jane Anderson, a widow and Texas Power & Light Company, by instrument dated 12/18/1973, filed 1/25/1974, recorded in/under Volume 628, Page 238, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

3. Easement, Right of Way and/or Agreement by and between Mrs. Roy Anderson and Johnson County Rural Water Supply Corp., by instrument dated 11/22/1978, filed 12/14/1978, recorded in/under Volume 782, Page 383, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

4. Memorandum of Pipeline Easement by and between William R. Anderson Jr. and Gayle M. Anderson and EOG Resources, Inc., by instrument dated 11/15/2007, filed 12/31/2007, recorded

in/under Volume 4262, Page 257, Real Property Records, Johnson County, Texas. Amendment filed 2/26/2008, recorded in/under Volume 4300, Page 425, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

5. Easement, Right of Way and/or Agreement by and between Gayle M. Anderson, Rebecca Anderson Snider, Trustee and William Brian Anderson, Trustee and Bosque Disposal Systems, LLC, by instrument dated 10/19/2011, filed 12/13/2011, recorded in/under Clerk's File No. 201100029718, Real Property Records, Johnson County, Texas. Assignment Agreement to Devon Energy Production Company, L.P., a Oklahoma limited partnership, dated 10/27/2011, filed 1/25/2013, recorded in/under Clerk's File No. 2013-1878, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

6. Easement, Right of Way and/or Agreement by and between Gayle M. Anderson, Rebecca Anderson Snider, Trustee and William Brian Anderson, Trustee and Bosque Disposal Systems, LLC, by instrument filed 8/20/2013, recorded in/under Clerk's File No. 201300020538, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

7. Terms, conditions, provisions and stipulations of Right-of-Way Agreement, by and between Gayle M. Anderson, Individually and as Independent Executrix of the Estate of David W. Anderson and William Brian Anderson and Rebecca Jane Anderson Snider, Trustees of the William R. Anderson, Jr. Trust and Southwestern Gas Pipeline, Inc., dated 3/4/2013, filed 3/19/2013, recorded in/under Clerk's File No. 201300006555, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Johnson County, Texas.

9. An oil, gas and mineral lease dated 1/7/2000, filed 5/15/2000, executed by Wm. R. Anderson, Jr., Independent Executor of the Estate of Ella Jane Anderson, deceased, lessor, in favor of Cervus Oil & Gas Co., lessee, recorded in/under Volume 2473, Page 824, Real Property Records, Johnson County, Texas. Declaration of Pool for the Anderson Gas Unite filed 11/28/2011, recorded in/under Clerk's File 2011-28450, Real Property Records, Johnson County, Texas; as affected by instrument filed 6/5/2018, Clerk's File No. 2018-14819, Real Property Records, Johnson County, Texas.

10. Terms, conditions, provisions and stipulations of Right-of-Way Agreement, by and between William R. Anderson and Gayle M. Anderson and Southwestern Gas Pipeline, Inc., dated 5/17/2005, filed 5/18/2005, recorded in/under Volume 3537, Page 58, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

11. Terms, conditions, provisions and stipulations of Drainage Easement Agreement, by and between Roy Anderson Management, LLC, Summit Alvarado Partners, LP., and Alvarado 1700 Development, LLC, dated 6/20/2022, filed 6/21/2022, recorded in/under Clerk's File No. 2022-21815,

Real Property Records, Johnson County, Texas. (Note this Correction Drainage Easement superseded, corrected and replaced in its entirety the following instrument dated 1/14/2021, filed 11/15/2021, recorded in/under Clerk's File No. 2021-43038, Real Property Records, Johnson County, Texas); as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

GRANTOR:

Roy Anderson Management, LLC

BY: _____
William Brian Anderson, President

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 18th day of October, 2022, by William Brian Anderson, authorized Member of Roy Anderson Management, LLC, a Texas limited liability company, on behalf of said limited liability company.

DALE E EASTHAM
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 363142-1

_____
Notary Public, State of Texas

GRANTEE:

Indie Catch, LLC

BY: _____
Louis Mertz, President

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 17 day of October, 2022, by Louis Mertz, President of Indie Catch, LLC, a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public, State of Texas

Hannah M Valles
My Commission Expires
8/30/2026
Notary ID 133937944

AFTER RECORDING RETURN TO:
Indie Catch, LLC
1885 Saint James Place, 15th Floor
Houston, Texas 77056