

TO WHOM IT MAY CONCERN

MEMO OF UNDERSTANDING

June 15, 2022

Ref: Squaw Valley Estates
Somervell County, Texas

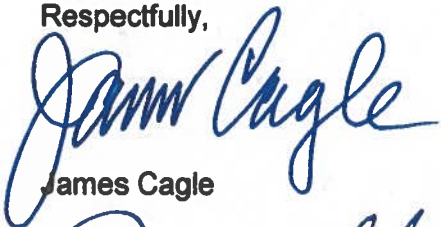
Squaw Valley Estates is located along the north boundary of The Squaw Valley Golf Course. The course is owned and operated by Somervell County.

Historically, the storm water runoff flows across the golf course property. With the development project, the drainage will continue to occur in the same manner, the main difference being that the runoff will be concentrated to the west end of the project where significant trees currently exist.

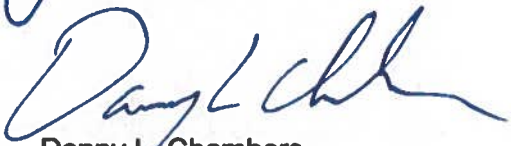
We propose grading a drainage swale along the north boundary of the golf course and terminating at the creek. Grading, erosion control, and velocity dissipation will be constructed by the developer of Squaw Valley Estates. Also, the developer will create a drainage easement and file it as required. The city of Glen Rose requires a developer to obtain permission from adjacent land owners prior to allowing runoff to traverse adjacent properties.

By signing this Memo of Understanding, Squaw Valley Golf Course is granting permission to the developers of Squaw Valley Estates to convey runoff through their property and to grade as necessary to convey the runoff to Squaw Creek.

Respectfully,



James Cagle



Danny L. Chambers
Somervell County Judge



1304 N. Ave. G
Clifton, TX 76634

P.O. Box 433
Clifton, TX 76634
(254) 675-8632
Fax (254) 675-1230

May 4, 2022

ATTENTION: JUDITH HAMPTON

RE: Letter of Intent to Serve, SQUAW VALLEY SUBDIVISION , Lots 1-27

ON FM 200, Somervell County, Glen Rose, Texas 76043

To Whom it May Concern:

Texas-New Mexico Power Company (TNMP) hereby confirms that the above-mentioned project
Lies within our service territory. The customer (s) may apply for service in accordance with our
Tariffs and extensions policies as filed with the Public Utility Commission of Texas.
Please contact me should you have any questions or require additional information.

Sincerely,

J. Scott Hulett, P.E.

Engineering Supervisor

Texas New Mexico Power

P O Box 433

Clifton, Texas 76634

(254)675-3908 x36107



SOMERVELL COUNTY WATER DISTRICT

2099 CR 301 • P. O. Box 1386 • Glen Rose, Texas 76043

Office (254) 897-4141 • Fax (254) 897-7461

April 25, 2022

**James Cagle
P.O. Box 1671
DeSoto, Tx 75123**

**Re: Squaw Valley Subdivision, FM 200
Letter of Assurance of Water Service (27 Lots)**

Dear Mr. Cagle:

Please allow this letter to confirm the Somervell County Water District's (SCWD) commitment to serve water to the above mentioned subdivision.

Please be aware that SCWD like most water suppliers has a limited supply and capacity. Because of current interest and demand for development in Somervell County this commitment will remain in effect for two years from the date of this letter. If this proposed subdivision is not connected by April 25, 2024, a revised commitment request will be necessary and service cannot be guaranteed.

You will need to file an application for non-standard service with the District's office and pay all applicable fees. This "will serve notice" is subject to all SCWD service policy requirements.

Sincerely,


**Kevin Taylor
General Manager
Somervell County Water District**



6/15/2021

Gary Styles
5336 E. Hwy 377
Granbury, Texas 76049

Property address (FM 303 and FM 200 Rainbow Tx76077):

Re: May Serve Letter by Spectrum Communications or an affiliate authorized to provide service ("Spectrum")

Thank you for your interest in receiving Spectrum service. The purpose of this letter is to confirm that the Property is within an area that Spectrum may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Spectrum will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
-

Please forward the information for Single Family Unit Projects to Marla Collier (marla.collier@charter.com), for Multi-Family Unit Projects send to Jason Scheile (jason.scheile1@charter.com) for Dallas area, for the Fort Worth area send to Jeff Weis (jeff.weis@charter.com), for Commercial requests send to Tim Brown (tim.brown@charter.com) for the Dallas area projects, and for the Fort Worth send to Sabrina Hollinger (sabrina.hollinger@charter.com). Upon receipt, a Charter representative will be assigned to you to work through the process. In some cases, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Marla Collier

Marla Collier
Business Development Specialist
Spectrum Communications

Below is what we are needing to give to the Planning and Zoning:

Somervell County sold 18 plus acres off of the gold course to Oaktree Assets LLC, in December of 12/2021. This land will be developed into 27 half acre plus lots to build homes. It is going to be called Squaw Valley Estates.

On the Squaw Valley Estates Addition that is next to the Squaw Valley Golf Course, I see no reason that the rain water drainage can continue to drain off toward the golf course as it has been done in the previous years. There are already two retaining ponds and also the creek at the end of the acreage. The golf course in the past has used this rain water to water the golf course.

Water letter
Judge is doing
Judge Chambers

Golf Course 18.54 acres

List Price: \$299,500

Offer Submission Deadline: As submitted

Offer opening Next available Commissioner's Court meeting

Contract Form to be Used: TREC Unimproved Property Contract Form

Title Company: Brazos Valley Title or Central Texas Title

Other Information: Property is within the city limits of Glen Rose and is zoned R-1 (Single Family Residential). Buyer should verify with the City of Glen Rose building permit department as to requirements for development.

Seller will place a deed restriction on property requiring the home or homes to have a minimum of 1600 SF of living area.

Buyer should verify with TXDOT concerning ingress/egress.

Water is available from Somervell County Water District but Buyer will have to convert to City of Glen Rose water at such time as it becomes available.

Buyer will be required to install approved septic system and may have to convert to City of Glen Rose waste treatment lines at such time as they become available.

Property currently is listed with a Glen Rose mailing address but may change to Rainbow as City, County, and USPS may dictate.

Current FEMA flood map appears to indicate that a small portion of the property may be within the 100 year flood zone. Proposed FEMA flood map update, if approved, may change flood zone impact. Buyer should contact the City of Glen Rose, Buyer's lender, and insurance carrier about any requirements for building on this property.

Somervell County reserves the right to reject any or all offers.

Seller

Buyer

Buyer



Office of the Secretary of State

CERTIFICATE OF FILING OF

Squaw Valley Estates Homeowners Association, Inc.
File Number: 804553811

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

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

Dated: 05/05/2022

Effective: 05/05/2022



A handwritten signature of John B. Scott.

John B. Scott
Secretary of State