



Board of Directors  
As of June 1, 2008

February 24, 2008

Somerset Hills Limited  
c/o Mr. Robert D. Wunsch  
3310 N. Capital of Texas Highway  
Austin, TX 78746

Also by fax to 512-381-1282

Pct. 1 Commissioner  
Lisa Birkman,  
Board President  
Williamson County, TX

**Re: Ronald Reagan Blvd., Phase III, between RM 2338 and SH 195; WCCF Application Number 20090218**

Pct. 3 Commissioner  
Valerie Covey  
Board Vice President  
Williamson County, TX

**Dear Mr. Wunsch:**

David Hays  
Georgetown Title  
Georgetown, TX

The review of the referenced project has been completed in accordance with the Williamson County Regional Habitat Conservation Plan (RHCP). Based on the supporting documents you provided, the Williamson County Conservation Foundation makes the following determination as to your application:

Patty Eason  
Council Member  
City of Georgetown, TX

1. The mitigation fee for the referenced project will be \$956,020.00 (Nine hundred fifty-six thousand twenty dollars and no hundredths dollars). This amount ("Participation Fee") and will be reflected in Paragraph 2 of the Participation Agreement with adjustments as follows:

Tony Glace  
Chasco Construction  
Leander, Texas

- a. Land in lieu of karst mitigation – Somerset Hills Limited will be credited for \$435,290 by means of deeding \_\_\_ acres, more or less, as a karst preserve area. This donation of land, described more fully in Exhibit A to this letter, will substitute in full for the karst mitigation fees as outlined in your application to WCCF as referenced above. The deed of this property will be to Williamson County to be held in trust for the WCCF. Transfer of the property by deed to occur within 30 days of acceptance of this determination letter.

Chuck Walker  
Walker Texas Surveyors, Inc.  
Cedar Park, TX

- b. Mitigation fees for Golden-cheeked Warbler (GCW) habitat totaling \$520,800 will be deferred until such time as Somerset Hill Road District 3 and 4 bonds are funded with initial and subsequent advances (tranches) under the bond paid directly to Williamson County for the benefit of WCCF until the GCW mitigation fee is paid in full.

Larry Quick  
Don Quick & Associates  
Round Rock, TX

2. Please sign below and notify this office as soon as possible – by email scan to [wccf@wilco.org](mailto:wccf@wilco.org) or by fax to 512-260-4231 – of your agreement to these mitigation terms. An agenda item will be prepared for the next available Williamson County Commissioner's Court for acceptance.
3. Following acceptance by the Commissioner's Court we will provide you with further instructions for recording the DEED as outlined in Section 1a above and for the appropriate documentation for future funding of the GCW Participation Fee.
4. Upon acceptance by the Williamson County Commissioners Court a Participation Agreement will be prepared and sent to you. The cover documents for the Agreement will include instructions for filing the Agreement in Williamson County deed records.

c/o Parks and Recreation  
350 Discovery Blvd  
Ste 207  
Cedar Park, TX 78613

These actions will complete your participation in the RHCP for the referenced project/tract. When we receive confirmation of filing, this office will subsequently prepare and mail a participation certificate to you. Although the certificate is not an official document, it may be posted at the project site as notification of participation in the Williamson County RHCP.

Should you have any questions about this letter, please contact WCCF.

Sincerely,

Gary D. Boyd  
Environmental Program Coordinator  
Williamson County Conservation Foundation

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Agreed as to both form and substance:

By:  \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_