



Also by fax to 512-328-1804

July 14, 2008

Board of Directors  
As of June 1, 2008

**Round Rock Independent School District ("Applicant")  
c/o Mr. Alan Albers  
1311 Round Rock Avenue  
Round Rock, TX 78681**

**Re: Pearson Ranch tract for Round Rock Independent School District consisting of sixteen tracts totaling 214.084 acres (the "Project Area")**

**Dear Mr. Albers:**

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

- 1. The mitigation fee for the referenced project will be \$44,773.00 (Forty-four thousand Seven Hundred Seventy-three and no hundredths dollars). This amount ("Participation Fee") will be reflected in Paragraph 2 of the Participation Agreement. Because of the time constraints of this application the following conditions are made a part of the Determination on the Project Area.**
  - a. This fee reflects a proforma mitigation for karst features located at S8 (Feature 44) and S70 (Feature 48) as identified in the application. The indicated mitigation for these features assumes presence of either or both *Texella reyesi* or *Batrachoseps texanus* and assumes partial take of the feature S70. The portion of the mitigation for the Project Area associated with this feature is \$23,600.00 (Twenty three thousand Six hundred and no hundredths Dollars). This calculation is based on the formula as noted in Section 6.2.1.2 of the Williamson County Habitat Conservation Plan. This portion of the total fee as calculated under this Part 1a will be held in the funds of Williamson County, and any interest accrued during any holding period (such period ending as per part 1c below) shall be considered a service fee for the purpose of this Determination.**
  - b. The Applicant, Round Rock Independent School District, shall direct the completion of a presence/absence survey as per current US Fish and Wildlife protocol (for reference see Appendix D to the Williamson County Regional Habitat Conservation Plan (HCP), "United States Fish and Wildlife**

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

Pct. 3 Commissioner  
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City of Georgetown, TX

Tony Glace  
Chasco Construction  
Leander, Texas

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

Larry Quick  
Don Quick & Associates  
Round Rock, TX

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

Service, Section 10(a)(1)(A) Scientific Permit Requirements for Conducting Presence/Absence Surveys for Endangered Karst Invertebrates in Central Texas”) for the referenced karst features and shall provide a copy of the report generated to the WCCF.

- c. Upon receipt of the report generated under 1b above, WCCF shall within a reasonable period have the report reviewed by a US Fish and Wildlife permitted biologist of its choosing and will, based on that review, adjust the mitigation fee as calculated under 1a above as follows:
    - i. No indication of presence of permitted species – the fee calculated under “a” will be returned to the Applicant less reasonable and customary expenses for the review and to include a retained adjustment of \$236 (Two Hundred Thirty-six and no hundredths Dollars) as per Section 6.2.1.2 of the HCP; or,
    - ii. Indication of presence of permitted species – the fee calculated under “a” will be a part of the mitigation for the Project Area.
  - d. It is recommended that Applicant notify purchasers, heirs and assigns of mitigation under this Determination Letter and subsequent Participation Agreement(s), particularly in regard to karst features S8 and S70 as to the status of presence/absence surveys conducted on the features, particularly in regard to a 19.935 acre adjacent tract, identified as Tract 13 in the application.
2. Please notify this office as soon as possible – by email to [wccf@wilco.org](mailto:wccf@wilco.org) or by fax to 512-260-4237 – 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 fund transfer instructions for the Participation Fee.
  4. Upon receipt of the Participation Fee the Agreement will be prepared and sent to you. The cover documents for the Agreement will include instructions for filing in Williamson County deed records.

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:**

**For the Round Rock Independent School District:**

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

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

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