

**AFTER RECORDING RETURN TO:**

JOSHUA D. BERNSTEIN, ESQ.  
ARMBRUST & BROWN, PLLC  
100 CONGRESS AVE., SUITE 1300  
AUSTIN, TEXAS 78701

**MERIDIAN, SECTION F  
[BEAR LAKE PUD]**

**NOTICE OF  
PUBLIC EDUCATION AND IPM PLAN**

**Declarant:**           **MERIDIAN DEVELOPMENT, L.P.**, a Texas limited partnership

{W0624155.2}

MERIDIAN, SECTION F  
NOTICE OF PUBLIC EDUCATION AND IPM PLAN

**MERIDIAN, SECTION F**  
**[BEAR LAKE PUD]**  
**NOTICE OF PUBLIC EDUCATION AND IPM PLAN**

Meridian Development, L.P., a Texas limited partnership (the "MDLP"), is the owner of all lots within Meridian, Section F, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 200900017, in the Official Public Records of Travis County, Texas, and in Volume 15, Pages 91-96, Plat Records of Hays County, Texas ("Meridian Section F"). MDLP hereby provides notice to the owners of lots within Meridian Section F of the Public Education and IPM Plan, attached hereto as Exhibit "A".

EXECUTED to be effective as of the 24 day of June, 2014.

**MERIDIAN DEVELOPMENT, L.P.**,  
a Texas limited partnership

By: **MERIDIAN DEVELOPMENT MANAGEMENT, L.L.C.**,  
a Texas limited liability company, General Partner

By: **CIRCLE C LAND, L.P.**,  
a Texas limited partnership, Manager

By: **CIRCLE C GP, L.L.C.**, a Delaware limited  
liability company, General Partner

By: **STRATUS PROPERTIES INC.**,  
a Delaware corporation, Sole  
Member

By: Erin D. Pickens  
Erin D. Pickens  
Senior Vice President

THE STATE OF TEXAS       §

COUNTY OF TRAVIS       §

This instrument was acknowledged before me on June 24, \_\_\_\_\_, 2014, by Erin D. Pickens, Senior Vice President of Stratus Properties Inc., a Delaware corporation, Sole Member of Circle C GP, L.L.C., a Delaware limited liability company, General Partner of Circle C Land, L.P., a Texas limited partnership, Manager of Meridian Development Management, L.L.C., a Texas limited liability company, General Partner of Meridian Development, L.P., a Texas limited partnership, on behalf of said corporation, limited liability companies and limited partnerships.

(SEAL)



Brooke E. Browning  
Notary Public Signature

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## EXHIBIT "A"

### **Meridian Section F PUBLIC EDUCATION and IPM PLAN**

#### **1.0 INTRODUCTION**

This document is intended to provide citizens with the information necessary to follow an environmentally sensitive approach to lawn care, pest management, and to other aspects of urban living. To maintain a healthy environment and avoid polluting, it is important that each individual employ the following recommended measures. If a service company is employed by the property owner, then the owner must ensure that the company:

- Is aware of the covenants and restrictions on the property
- Is given a copy of this guide
- Use the practices recommended in this guide

#### **2.0 DEFINITION of IPM**

Integrated pest management (IPM) is a system of controlling pests (weeds, diseases, insects or others) in which pests are identified, action thresholds are considered, all possible control options are evaluated and selected control(s) are implemented. Control options--which include biological, cultural, manual, mechanical and chemical methods--are used to prevent or remedy unacceptable pest activity or damage. Choice of control option(s) is based on effectiveness, environmental impact, site characteristics, public health and safety, and economics. IPM takes advantage of all appropriate pest management options.

#### **3.0 GROW GREEN PROGRAM**

The Grow Green program is a partnership of the City of Austin Watershed Protection and Development Review Department and the Cooperative Extension Service of Travis County. This program is a community-wide environmental education program intended to preserve and protect our water resources. The Grow Green partnering agencies distribute educational materials, such as the earth-wise guides included in this document, to the Austin-area nurseries and home improvement stores that have elected to participate in the program.

#### **4.0 EARTH-WISE GUIDES**

The earth-wise guides in this document were developed as an educational component of the Grow Green program. The Grow Green earth-wise guides are available for free at each participating retailer. This information is meant to assist individuals in identifying a pest of concern and describe a least-toxic approach to managing the pest. So that you may choose a least toxic control measure, various products labeled for the control of that pest are rated according to toxicity and persistence. These guides are updated on an occasional basis as new products and treatment options become available. Additional copies may be available upon request by either picking them up at a participating retailer, or by contacting the City of Austin at (512) 974-2550 or the Cooperative Extension Service at (512) 854-9600.

#### **5.0 VEHICLE MAINTENANCE**

Used motor oil, oil filters, car batteries, and tires should be dropped off at an appropriate facility. Many automotive shops, lubrication centers, and some recycling centers will accept

these materials. For more information on proper disposal and recycling, refer to the next item, 6.0 Disposal and Recycling. When cleaning your vehicle, it is important that the wastewater from the cleaning process not enter the storm drain system. Approved car washing facilities direct the wastewater to a treatment facility. When washing a vehicle at home, drain the wash water to a landscape area. Thus the landscaping can use the water, and the dirt and cleaning agents can be degraded.

## **6.0 DISPOSAL and RECYCLING**

It is important to recycle any material that is recyclable, and to properly dispose of items that cannot be recycled. Residents of the City of Austin or of Travis County have access to the Home Chemical Collection facility located at 2514 Business Center Drive, south of the Ben White/Burleson intersection. It is open Tuesday and Wednesday from 12 to 7 p.m. The phone number for the facility is (512) 974-4343. If you reside outside Travis County, contact your local county government or the Texas Commission on Environmental Quality (TCEQ) to find out if there is a disposal site or recycling program for your area. The TCEQ offers citizens two easy ways to access this information. One method is to use the toll-free phone number (1-800-CLEAN-UP), that allows you to enter your five-digit ZIP code to find information specific to your locale. Web surfers can find the same information on the Internet at [www.1800cleanup.org](http://www.1800cleanup.org).

### **VEGETATIVE FILTERS**

All lots within Meridian, Section F contain water quality filters. These are natural areas intended to be preserved to use for treatment of stormwater runoff from the proposed development. Any disturbance of these areas must be revegetated per Section 1.6.7B4 of the City of Austin Environmental Criteria Manual, as follows:

Vegetative filter strips shall have a minimum topsoil depth of six (6) inches. If soil must be added to achieve the minimum depth, the imported soil shall be clean and free of weeds (including seed). Compost-amended soils (25% compost) shall be used.

Turfgrasses shall be a minimum of three (3) inches in height and bunchgrasses a minimum of eighteen (18) inches in height.



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

**DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS**

June 26 2014 11:09 AM

FEE: \$ 42.00 2014093759