



LOCATION MAP

STATE OF TEXAS *
COUNTY OF HAYS *
KNOW ALL MEN BY THESE PRESENTS

That URBAN MINING DEVELOPMENT, LLC, owners of that called 85.93 Acre tract of land out of the Cyrus Wickson Survey, A-474, Hays County Texas, Recorded in Instrument # 17015848 of the Official Public Records of Hays County, Texas, DOES HEREBY SUBDIVIDE 10.03 acres of land out of the Cyrus Wickson Survey, A-474, A-21, to be known as "UMC SUBDIVISION", in accordance with this plat shown hereon, subject to any and all easements and dedicate to the use of all public streets, alleys, parks, drains, watercourses, easements and public places shown on this plat.

Witness my Hand This 25 Day Of JANUARY, 2018 A.D.

Urban Mining Development, LLC
160 Seneca Shores Road
Cecil County, Maryland 21903

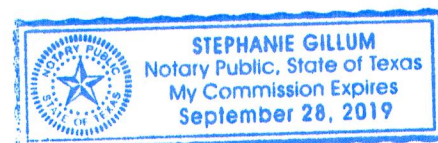
STATE OF TEXAS *
COUNTY OF HAYS *

BEFORE ME, the undersigned authority, on this day personally appeared ERIC SCOTT DUNN Urban Mining Development, LLC, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of

JANUARY, A.D., 2018.

NOTARY PUBLIC



DRIVEWAY PERMIT NOTE

"In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on ant lot within this subdivision shall be permitted to access onto a publicly dedicated roadway unless (a) a driveway Permit has been issued by the Transportation Department of Hays County and (b) the driveway satisfies the minimum spacing requirements for driveways set forth in Chapter 721 of the Hays County Development Regulations and permitted through the Transportation Department of Hays County under Chapter 751."

All culverts when required shall comply with the current Hays County standard.

Mail boxes placed within ROW, shall be of an approved TXDOT or FHWA approved design.

No structure in this subdivision shall be occupied until connected to an individual water supply or a state approved community water system. Due to declining water supplies and drinking water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County development permit requirements have been met.

JAMES CLINT GARZA
DIRECTOR
HAYS COUNTY DEVELOPMENT AND
COMMUNITY SERVICES

2-16-18
DATE

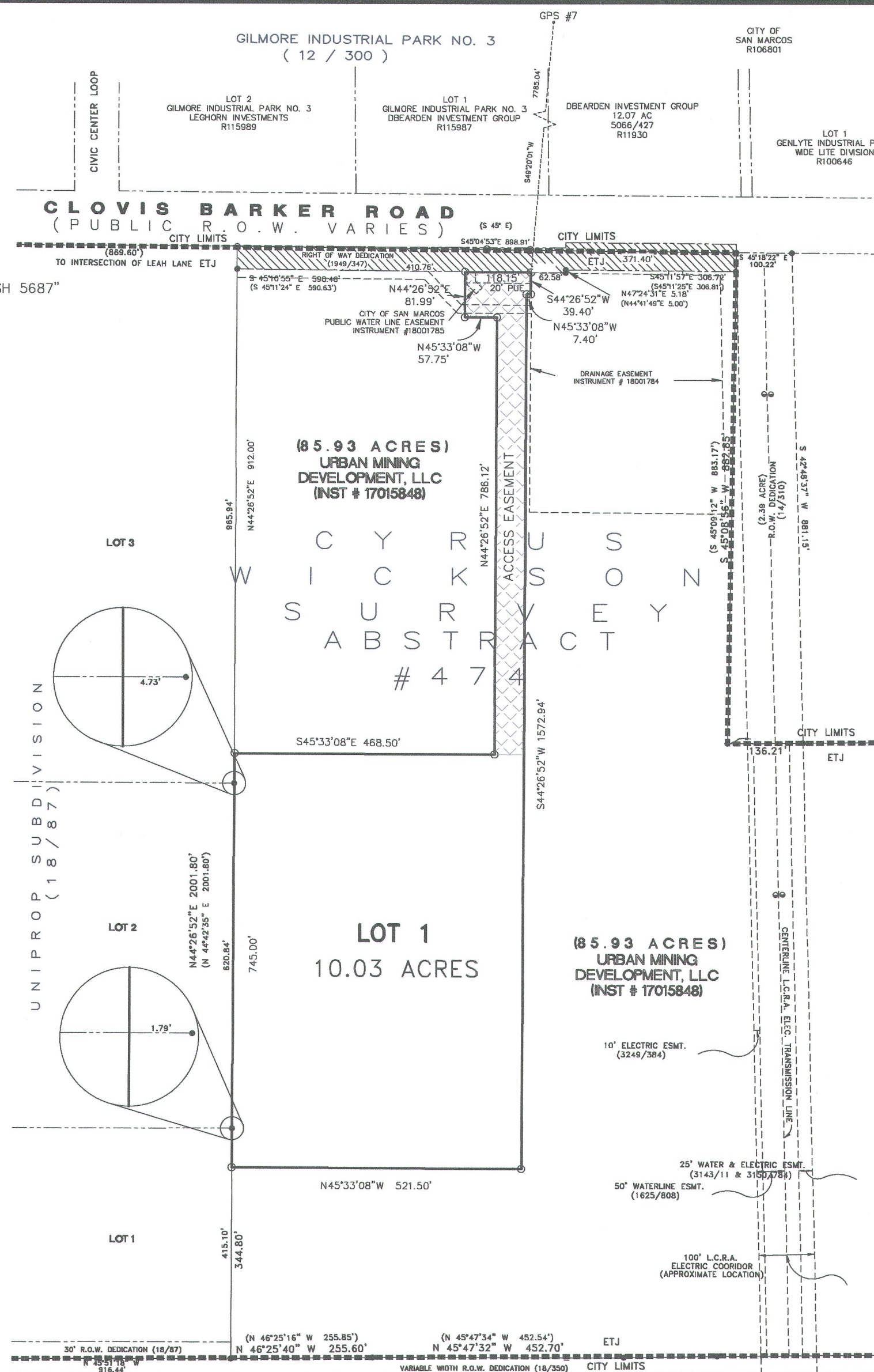
TOM POPE R.S. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

2-15-2018
DATE

I, the undersigned, Director of the Hays County Development and Community Services Department, hereby certify that this subdivision Plat conforms to all Hays County requirements as stated in the in the interlocal cooperation agreement between Hays County and the City of San Marcos for subdivision regulation within the extraterritorial jurisdiction of the City of San Marcos.

JAMES CLINT GARZA
DIRECTOR
HAYS COUNTY DEVELOPMENT AND
COMMUNITY SERVICES

2-16-18
DATE



Acreage: 9.96 acres
Water: City of San Marcos
Sewer: Individual On-Site Sewage Facility
Electricity: San Marcos Electric

PLAT NOTES:

- 1) THIS SUBDIVISION IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
- 2) THIS SUBDIVISION IS LOCATED IN THE SAN MARCOS CISD.
- 3) THIS SUBDIVISION IS LOCATED IN ESD 3.
- 4) THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
- 5) BEARING BASIS: BEARING DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) & NAD83.
- 6) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 48209C0479F, REVISED DATE 09/02/05; THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN.
- 7) SIDEWALKS TO BE CONSTRUCTED AT TIME OF SITE DEVELOPMENT AND TO BE MAINTAINED BY THE CITY OF SAN MARCOS.
- 8) THIS SUBDIVISION IS SUBJECT TO CITY OF SAN MARCOS RESOLUTION NO. 2017-78R.
- 9) ACCESS TO PUBLIC ROADWAYS SHALL BE BY PERMIT UNDER CHAPTER 751 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 17 DAY OF February, 2018 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SAN MARCOS.

JIM GARBER
PLANNING & ZONING COMMISSION

RECORDING SECRETARY

APPROVED:
SHANNON MATTINGLY
DIRECTOR OF DEVELOPMENT SERVICES
ENGINEERING AND
CAPITAL IMPROVEMENTS

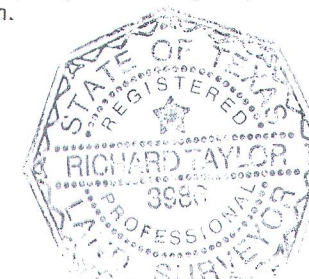
2-14-18
DATE

2/14/18
DATE

STATE OF TEXAS *
COUNTY OF HAYS *

I, Richard H. Taylor, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property under my supervision on the ground and that corner monuments were properly placed under my supervision.

Richard H. Taylor
Registered Professional Land Surveyor
State of Texas, No. 3986



STATE OF TEXAS *
COUNTY OF HAYS *

I, Liz O. Gonzalez, County Clerk of Hays County, Texas, certify that this plat was filed for record in my office on the 28 day of February, 2018, at 2:29 o'clock P.M., and recorded on the 28 day of February, 2018 at 2:29 o'clock P.M., in the Plat Records of Hays County, Texas, in Document# 18007035.

Liz O. Gonzalez by Vania Valdez
Deputy Clerk



UMC SUBDIVISION
A SUBDIVISION OF 9.96 ACRES OF LAND
ACRES OUT OF THE
CYRUS WICKSON SURVEY A-474
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

0 200 400
SCALE 1" = 200'

DEVELOPER:
URBAN MINING DEVELOPMENT
160 SENeca SHORES RD
PERRYVILLE MD, 21903

ASH & ASSOCIATES
SURVEYING - ENGINEERING - ARCHITECTURE
"SERVING THE COMMUNITY OF TEXAS"

132 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928
ashandassociates.net
Surveying: 100847-00
Engineering: F-13483
Architecture: TX20240

DRAWN: RMM SCALE: PLOT 1"=200'
REVIEWED: RMM DATE: 02/17/17
©:ASH & ASSOCIATES, L.L.C.

PROJECT No.
17-6442

SHEET 1 OF 1

AGREEMENT FOR THE PROVISION OF SERVICES
(Pursuant to Tex. Local Gov't Code §43.0672)

Date: May 20, 2025

Owner: Urban Mining Development LLC, 1550 Clovis Barker Road, San Marcos, TX 78666

City: City of San Marcos, Texas, a home rule municipal corporation, 630 East Hopkins Street, San Marcos, Texas 78666

Property: As described in Exhibit A.

1. The Owner has petitioned the City and the City has elected to annex the Property into the corporate limits of the City. Pursuant to Tex. Local Gov't Code §43.0672, the Owner and the City enter this agreement (the "Agreement") for the provision of services to the Property when annexed.

2. By this Agreement, the Owner affirms its consent to such annexation of the Property by the City and that Owner does not wish to enter into and has declined the offer from the City of a development agreement under Sections 43.016 and 212.172 of the Texas Local Government Code

3. In consideration of the mutual benefits to the Owner and the City arising from the annexation of the Property, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Owner and the City enter into this Agreement and agree that services to the Property will be provided as described in Exhibit B.

4. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings shall lie in state courts located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this Agreement is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this Agreement will continue in force if they can be given effect without the invalid portion.

6. This Agreement shall be binding upon Owner, and Owner's heirs, successors and assigns, and all future owners of all or any portion of the Property.

7. This Agreement will become effective as of the date an ordinance annexing the Property is finally passed, approved, and adopted by the City's city council (the Effective Date). In the event Council does not approve annexation of this property, this agreement shall be null and void.

[SIGNATURES ON NEXT PAGE]

CITY:

By: Stephanie Reyes
Name: Stephanie Reyes
Title: City Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on July 3rd, 2025, by Stephanie Reyes City Manager of the City of San Marcos, in such capacity, on behalf of said municipality.



Karen Smith
Notary Public, State of Texas

OWNER:

By:

Name:

Title:



ERIC DUNN

MGR. MEMBER, URBAN MINING DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF TX

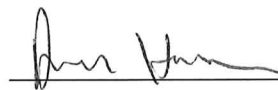
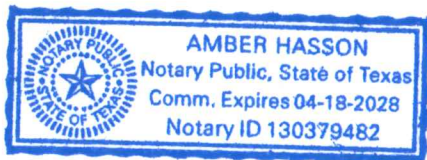
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COUNTY OF Hays

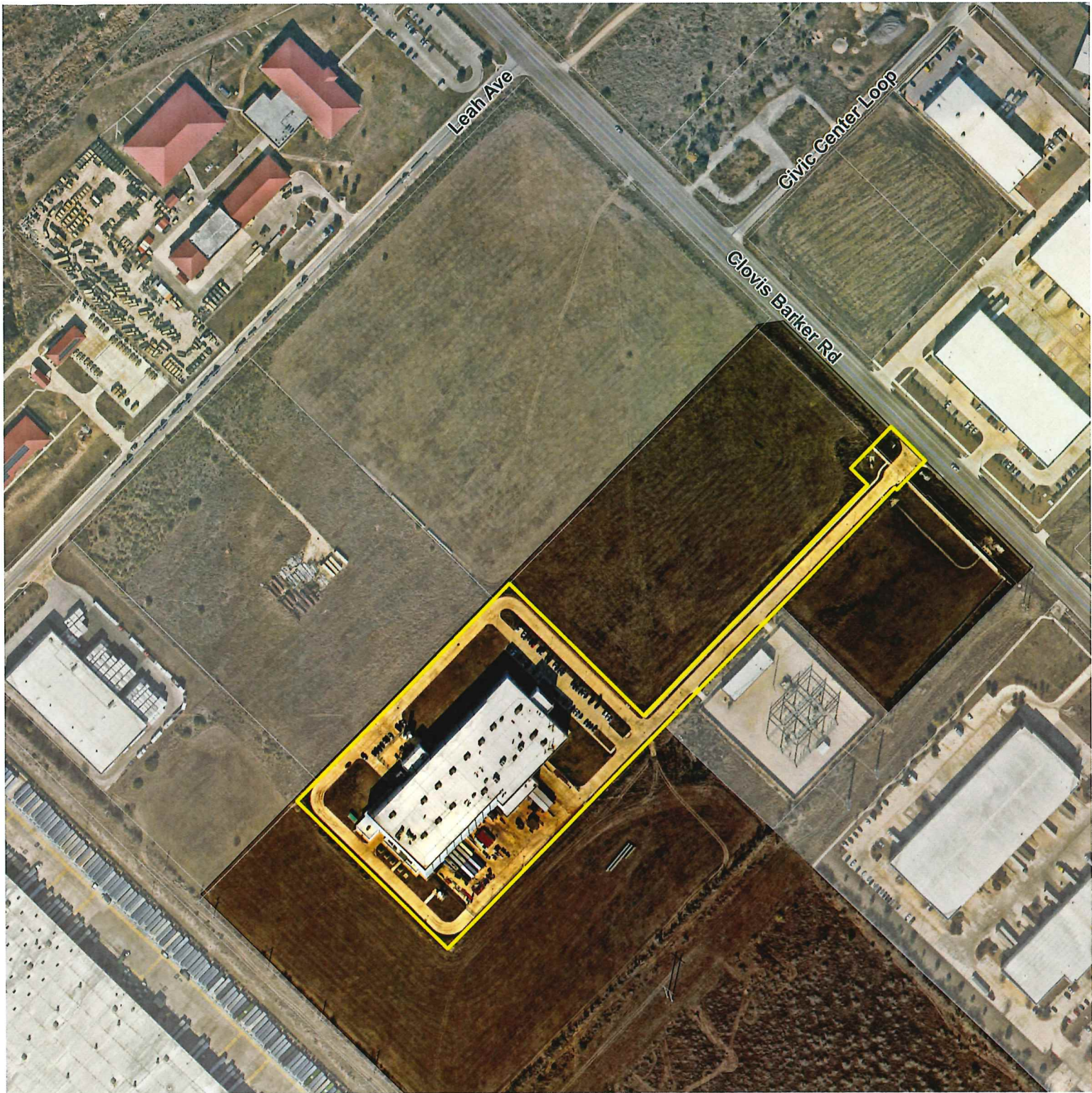
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
This instrument was acknowledged before me on May 22, 2025 by Eric Dunn, MGR Member of Urban Mining Development in such capacity on behalf of said entity.



Notary Public, State of Texas

EXHIBIT A



-  Subject Property
-  Parcel
-  City Limit



0 200 400 800 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/15/2025

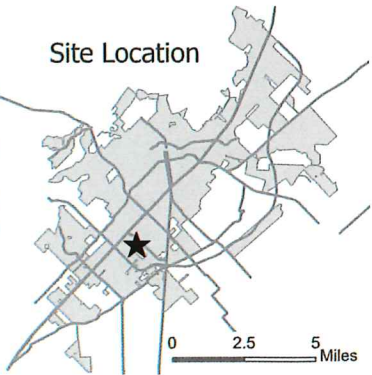


EXHIBIT B

When the Property is annexed, services will be provided to the Property as follows:

1. Police Protection

Police services, including patrolling, response to calls and other routine services, will begin on the Effective Date of the annexation using existing personnel and equipment.

2. Fire Protection

Fire protection services, including emergency response calls, will begin on the Effective Date of the annexation using existing personnel and equipment and within the limitations of the available water supply.

3. Emergency Medical Services

The City of San Marcos contracts for emergency medical services through the San Marcos – Hays County EMS, which already provides service to the area being annexed.

4. Solid Waste Collection

Solid waste collection services, provided under contract with a private company, will be made available to all properties on the Effective Date of the annexation. Residents of the Property may elect to continue using the services of a private solid waste hauler for a period of two years after the Effective Date of the annexation. Businesses and institutions must make arrangements with private solid waste haulers.

5. Operation and Maintenance of Water and Wastewater Facilities

a. Water. The Property is located within an area over which the City of San Marcos holds a Certificate of Convenience and Necessity (CCN) for water service. The City will make water service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

b. Wastewater. The Property is not covered by a CCN for wastewater service; however, the City of San Marcos has wastewater lines in the vicinity of the Property and agrees to make wastewater service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

6. Construction, Operation and Maintenance of Roads and Streets

As new development occurs within the Property, the Owner(s) of Property will be required to construct streets at the Owner's sole expense in accordance with applicable ordinances of the City.

7. Electric Service

The Property is located within the San Marcos electric service area. The City will provide electric service to the Property.

8. Operation and Maintenance of Parks, Playgrounds, and/or Swimming Pools

No parks, playgrounds, and/or swimming pools currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding recreational facilities to serve the Property. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the city.

9. Operation and Maintenance of Other Public Facilities, Buildings, and Services

No other public facilities, buildings, or services currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding other public facilities, building, and services. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those facilities and services by other citizens of the city.