

ARMBRUST & BROWN, PLLC

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Kevin M. Flahive
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June 14, 2024

Via Certified Mail, Return Receipt Requested
& Email (thjorth@sanmarcostx.gov)

Director of Utilities
Mr. Tyler Hjorth
City of San Marcos
630 E. Hopkins
San Marcos, TX 78666

Re: Regional Wastewater Services and Facilities Cost Sharing Agreement:
Petitions for Consent to Creation of Sedona Municipal Utility District No.
1 and Sedona Municipal Utility District No. 2

Dear Mr. Hjorth:

As you know, I represent JLBC 710, Investments, LLC in connection with the Regional Wastewater Services and Facilities Cost Sharing Agreement between the City of San Marcos, Texas, Clint Jones, Rattler Ridge, LP, JLBC 710 Investments, LLC and Highlander SM Two, LLC (the "Agreement"). Enclosed, please find the Petition for Consent to the Creation of a Municipal Utility District (Sedona Municipal Utility District No. 1) and the Petition for Consent to the Creation of a Municipal Utility District (Sedona Municipal Utility District No. 2) (together, the "Petitions"). Pursuant to Section VII, Paragraph 5 of the Agreement, JLBC 710 Investments, LLC requests that the City of San Marcos provide its consent to the creation of these municipal utility districts over the "Sedona South Tract" (as defined in the Agreement), by ordinance or resolution, and without conditions or contingencies, within 60 days after the receipt of the Petitions.

Please contact me with any questions.

Sincerely,

ARMBRUST & BROWN, PLLC



Kevin M. Flahive

Enclosures (2)

Copy via email: Mr. Samuel Aguirre, City Attorney (saguirre@sanmarcostx.gov)

**PETITION FOR CONSENT TO THE CREATION
OF A MUNICIPAL UTILITY DISTRICT**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

The undersigned ("*Petitioner*"), holding title to the land described by metes and bounds on **Exhibit "A"**, which is attached hereto and incorporated herein for all purposes (the "*Land*"), and acting pursuant to the provisions of Chapters 49 and 54 of the *Texas Water Code* and Section 42.042 of the *Texas Local Government Code*, respectfully petitions the City Council of the City of San Marcos, Texas (the "*City*") for its written consent to the creation of a municipal utility district over the Land, and, in support of this Petition, would show the following:

I.

The name of the proposed district is SEDONA MUNICIPAL UTILITY DISTRICT NO. 2, (the "*District*"). There is no other conservation or reclamation district in Guadalupe County, Texas, with the same name.

II.

The District is proposed to be created and organized under the terms and provisions of Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and Chapters 49 and 54 of the *Texas Water Code*. It is proposed that the District be granted road powers under the authority of Article III, Section 52 of the Texas Constitution.

III.

The Land proposed to be contained within the District is a total of approximately 337.396 acres of land, more or less, situated in Guadalupe County, Texas. All of the Land is located in the extraterritorial jurisdiction of the City. All of the Land may be properly included in the District.

IV.

Petitioner holds title to and is the owner of a majority in value of the Land, as indicated by the tax rolls of the Guadalupe Appraisal District. There is no lienholder on the Land.

V.

The general nature of the work proposed to be done by the District, as contemplated at the present time, is the design, construction, acquisition, improvement, extension, financing, and issuance of bonds: (i) for maintenance, operation, and conveyance of an adequate and efficient water works and sanitary sewer system for domestic and commercial purposes; (ii) for maintenance, operation, and conveyance of works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate, and amend local storm waters or other harmful excesses of waters; (iii) for conveyance of roads and improvements in aid of roads; and (iv) for maintenance, operation, and conveyance of such other additional facilities, systems, plants, and enterprises as may be consistent with any or all of the purposes for which the District is created.

VI.

There is a necessity for the above-described work because there is not now available within the area an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, or roadway system to serve the portion of the Land to be included within the District, which is proposed to be developed for residential and commercial uses. The health and welfare of the present and future inhabitants of the area and adjacent areas require the purchase, design, construction, acquisition, ownership, operation, repair, improvement, and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, roadway system, and other facilities and systems. A public necessity, therefore, exists for the creation of the District in order to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of a waterworks system, sanitary sewer system, drainage and storm sewer system, roadway system, and other facilities and systems to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by Petitioner, from such information as it has available at this time, that such cost will be approximately \$110,000,000.

VIII.

Petitioner, by submission of this Petition, requests the City's consent to the creation of the District and to the inclusion of the Land within the District.

Petitioner requests that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the City's consent to the creation of the District and authorizing the inclusion of the Land within the District.

EXECUTED to be effective as of the 4th day of June, 2024.

[SIGNATURE PAGE FOLLOWS]

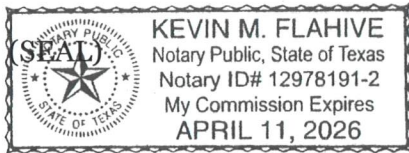
PETITIONER:

JLBC 710 INVESTMENTS, LLC,
a Texas limited liability company

By: 
John S. Lloyd, Manager

THE STATE OF HAWAII §
 §
COUNTY OF MAUI §

This instrument was acknowledged before me on the 13th day of June, 2024, by John S. Lloyd, Manager of JLBC 710 Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public Signature

EXHIBIT "A"

Description of the Land

337.396 ACRE PARCEL
CHARLES HENDERSON SURVEY NUMBER 55, ABSTRACT 147,
ANDREW MITCHEL SURVEY NUMBER 62, ABSTRACT NUMBER 220,
JOHN WELLS SURVEY, ABSTRACT NUMBER 509
HAYS COUNTY AND GUADALUPE COUNTY, TEXAS

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 338.626 ACRE TRACT OF LAND IN THE CHARLES HENDERSON SURVEY NUMBER 55, ABSTRACT NUMBER 147, THE ANDREW MITCHEL SURVEY NUMBER 62, ABSTRACT NUMBER 220, AND THE JOHN WELLS SURVEY, ABSTRACT NUMBER 509, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 510.282 ACRE TRACT OF LAND CONVEYED TO JLBC 710 INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202199026066, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.), SAVE AND EXCEPT LONG BRANCH CEMETERY A CALLED 1.230 ACRE TRACT OF LAND DESCRIBED IN DEED TO JLBC 710 INVESTMENTS, LLC RECORDED IN DOCUMENT NUMBER 202199026066, 337.396 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING, at a 1/2 inch iron rod found at the intersection of the east right-of-way line of State Highway 123 (R.O.W. Varies) and the north right-of-way of F.M. Highway 1978 (80' R.O.W.), being at the southwest corner of said 510.282 acre tract of land, for the southwest corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, along the east line of said Highway 123 and the west line of said 510.282 acre tract, the following two (2) courses, numbered 1 and 2,

- 1) N04°24'01"E, a distance of 3,338.99 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", and
- 2) N01°29'59"E, a distance of 74.30 feet to a calculated point on the Guadalupe County and Hays County line for the northwest corner of the herein described tract,

THENCE, with the common line of Guadalupe County and Hays County, the following two (2) courses and distances, numbered 1 through 2,

- 1) N45°25'12"E, a distance of 92.24 feet to a calculated point for corner,
- 2) N46°57'16"E, a distance of 151.18 feet to a calculated point for corner on the common line of an abandoned county road, the north line of said 510.282 acre tract and Guadalupe County and Hays County line,

THENCE, with the common line of said abandoned county road and the north line of said 510.282 acre tract, the following three (3) courses and distances, numbered 1 through 3,

- 1) N89°02'30"E, a distance of 58.90 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner, being at the beginning of a curve to the left,
- 2) Along said curve to the left, having a radius of 269.90 feet, an arc length of 191.68 feet, and a chord that bears N68°48'50"E, a distance of 187.68 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner, and
- 3) N48°28'43"E, a distance of 1,422.91 feet to a calculated point for corner,

THENCE, over and across said 510.282 acre tract of land, the following ten (10) courses and distances, numbered 1 through 10,

- 1) S41°23'23"E, a distance of 405.42 feet to a calculated point for corner,
- 2) N48°37'49"E, a distance of 186.36 feet to a calculated point for corner,
- 3) S41°24'35"E, a distance of 754.12 feet to a calculated point for corner,
- 4) S48°37'49"W, a distance of 7.02 feet to a calculated point for corner,
- 5) S41°22'11"E, a distance of 1296.22 feet to a calculated point for corner,
- 6) S48°37'49"W, a distance of 120.00 feet to a calculated point for corner,
- 7) S41°22'11"E, a distance of 294.03 feet to a calculated point for corner,
- 8) N48°37'49"E, a distance of 913.44 feet to a calculated point for corner,
- 9) N41°23'46"W, a distance of 46.10 feet to a calculated point for corner, and

337.396 ACRE PARCEL
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ANDREW MITCHEL SURVEY NUMBER 62, ABSTRACT NUMBER 220,
JOHN WELLS SURVEY, ABSTRACT NUMBER 509
HAYS COUNTY AND GUADALUPE COUNTY, TEXAS

10) N48°37'46"E, a distance of 177.42 feet to a calculated point for corner,

THENCE S41°31'22"E, at a distance of 30.04 passing a 1/2" iron rod stamped "DAM 5348" at the northwest corner of a 10.00 acre tract of land conveyed by deed to Larry M. Sanders and Loretta Sanders in Volume 1364, Page 782, Official Public Records, Guadalupe County, Texas, a total distance of 931.40 feet to a capped 1/2 inch iron rod found stamped "DAM 5348" at a south exterior corner of said 510.282 acre tract, being at the northeast corner of a called 0.42 acre tract, also called Lot 27, conveyed to Silvia Benitez by deed recorded in Volume 2177, Page 79, Official Public Records, Guadalupe County, Texas, for corner, same being on the southwest line of said 10.00 acre tract of land conveyed by deed to Larry M. Sanders,

THENCE, S49°01'23"W, with the south line of said 510.282 acre tract, the north line of an unrecorded subdivision commonly known as Glenn Price, the north line of said Lot 27, the north line of a called 0.419 acre tract, also called Tract 26, conveyed to Robert Deleon and Nancy Deleon by deed recorded in Volume 1807, Page 573, Official Public Records, Guadalupe County, Texas, the north line of a called 0.42 acre tract, called Lot 25, conveyed to Oscar Leonard Deleon, et ux. by deed recorded in Document Number 202399011194, Official Public Records, Guadalupe County, Texas, the north line of a called 0.42 acre tract conveyed to Jesus R. Mendez, Jr. et al. by deed recorded in Volume 1221, Page 131, Official Public Records, Guadalupe County, Texas, the north line of a called 0.42 acre tract conveyed to Jose Luis Sustaita et ux. by deed recorded in Volume 745, Page 76, Deed Records, Guadalupe County, Texas, the north line of a called 0.42 acre tract (Tract One) conveyed to Robert Deleon by deed recorded in Document Number 2016022234, Official Public Records, Guadalupe County, Texas, the north line of a called 0.844 acre tract (Tract 6) conveyed to Unruh Property Development, LLC by deed recorded in Document Number 202099021246, Official Public Records, Guadalupe County, Texas, the north line of a called 0.422 acre tract, also called Lot 19, conveyed to Josie Deleon by deed recorded in Document Number 2018002787, Official Public Records, Guadalupe County, Texas, the north line of a called 0.429 acre tract conveyed to Graceann Elizabeth Cornwall by deed recorded in Document Number 202399027128, Official Public Records, Guadalupe County, Texas, the north right-of-way line of Columbia Circle (50' Right-of-Way) as dedicated by Skyline Ridge Subdivision, Section 1, recorded in Volume 3, Page 71, Plat Records, Guadalupe County, Texas, and the north line of a called 0.50 acre tract, also called Lot 8, conveyed to Olivia Contreras by deed recorded in Document Number 20150002177, Official Public Records, Guadalupe County, Texas, a distance of 1558.88 feet to a 1/2 inch iron rod found at a south interior corner of said 510.282 acre tract, being at the northwest corner of said 0.50 acre tract, for corner,

THENCE, S41°22'39"E, along said east line of said 510.282 acre tract, the west line of an unrecorded subdivision commonly known as Kraak Subdivision, the west line of said Olivia Contreras 0.50 acre tract, the west line of a called 0.50 acre tract, also called Lot 7, conveyed to Alfredo Marmolejo by deed recorded in Volume 1685, Page 839, Official Public Records, Guadalupe County, Texas, the west line of a called 0.50 acre tract, also called Lot 6, conveyed to Freddy and Frances Marmolejo by deed recorded in Volume 1661, Page 944, Official Public Records, Guadalupe County, Texas, the west line of a called 0.50 acre tract, also called Lot 5, conveyed to Mary T. Alvarado by deed recorded in Document Number 202299024336, Official Public Records, Guadalupe County, Texas, the west line of a called 0.50 acre tract, also called Lot 4, conveyed to Angel and Norma Baez by deed recorded in Volume 1692, Page 21, Official Public Records, Guadalupe County, Texas, the west line of a called 0.4999 acre tract, also called Lot 3, conveyed to Jackie Wayne House by deed recorded in Volume 1830, Page 581, Official Public Records, Guadalupe County, Texas, and the west line of a called 0.50 acre tract, also called Lot 2, conveyed to Ronald Weidman by deed recorded in Volume 1740, Page 422, Official Public Records, Guadalupe County, Texas, a distance of 820.61 feet to a 1/2 inch iron rod found on the west line of said Lot 2, for corner,

THENCE, S56°23'57"E, with the east line of said 510.282 acre tract, the west line of said Kraak Subdivision, the west line of said Lot 2, and the west line of a called 0.50 acre tract, also called Lot 1, conveyed to Jessica Lozano Rivera by deed recorded in Document Number 202399009746, Official Public Records, Guadalupe County, Texas, a distance of 198.95 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 1, being the northwest corner of a called 0.98 acre tract conveyed to Richard Campbell by deed recorded in Document Number 202399005503, Official Public Records, Guadalupe County, Texas, for corner,

THENCE, S41°27'17"E, with the east line of said 510.282 acre tract and the west line of said 0.98 acre tract of land, a distance of 310.02 feet to a 1/2 inch iron rod found on the north line of said F.M. 1978, being at a south exterior corner of said 510.282 acre tract, same being at the southwest corner of said 0.98 acre tract and the north right-of-way of F.M. 1978 for the southeast corner of the herein described tract,

THENCE, with the common line of said F.M. 1978 and said 510.282 acre tract of land, the following eleven (11) courses, numbered 1 through 11,

- 1) S78°51'23"W, a distance of 144.22 feet to a 1/2 inch iron rod found for corner,
- 2) N82°58'39"W, a distance of 73.57 feet to a 1/2 inch iron rod found for corner,
- 3) S84°56'39"W, a distance of 143.40 feet to a 1/2 inch iron rod found for corner,
- 4) S81°16'38"W, a distance of 160.68 feet to a 3/4 inch iron pipe found for corner,
- 5) S73°34'12"W, a distance of 39.81 feet to a capped 1/2 inch iron rod found stamped "DAM 5348" for corner,
- 6) S68°10'55"W, a distance of 223.80 feet to a capped 1/2 inch iron rod found stamped "DAM 5348" for corner,
- 7) S78°49'32"W, a distance of 1301.10 feet to a concrete monument found for corner, being at the beginning of a curve to the right,
- 8) Along said curve to the right, having a radius of 2824.97 feet, an arc length of 246.91 feet, and a chord that bears S81°19'33"W, a distance of 246.83 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner,
- 9) S83°49'55"W, a distance of 1169.73 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner,
- 10) S84°49'09"W, a distance of 1246.31 feet to a 1 inch iron pipe found for corner, and,
- 11) N51°33'51"W, a distance of 65.48 feet to the **POINT OF BEGINNING** and containing 338.626 acres of land, as shown on the attached sketch.

SAVE AND EXCEPT
LONG BRANCH CEMETERY

BEING ALL OF THAT CERTAIN 1.230 ACRE TRACT OF LAND SITUATED IN THE CHARLES HENDERSON SURVEY NUMBER 55, ABSTRACT NUMBER 147, GUADALUPE COUNTY, TEXAS, BEING ALL OF A CALLED 1.230 ACRE TRACT OF LAND (EXHIBIT A-2), SAVE AND EXCEPTED AND DESCRIBED IN DEED TO JLBC 710 INVESTMENTS, LLC RECORDED IN DOCUMENT NUMBER 202199026066, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

COMMENCING at a 1/2 inch iron rod found at the intersection of the east right-of-way line of State Highway 123 (R.O.W. Varies) and the north right-of-way line of F.M. Highway 1978 (80' R.O.W.), being at the southwest corner of a called 510.282 acre tract of land conveyed to JLBC Investments by deed recorded in Document Number 202199026066, Official Public Records, Guadalupe County, Texas, for the **POINT OF COMMENCEMENT** of the herein described tract,

THENCE, N54°59'45"E, over and across said 510.282 acre tract of land, a distance of 3963.72 feet to a calculated point at the northwest corner of said 1.230 acre tract of land, for the northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

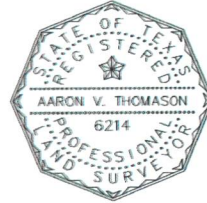
337.396 ACRE PARCEL
CHARLES HENDERSON SURVEY NUMBER 55, ABSTRACT 147,
ANDREW MITCHEL SURVEY NUMBER 62, ABSTRACT NUMBER 220,
JOHN WELLS SURVEY, ABSTRACT NUMBER 509
HAYS COUNTY AND GUADALUPE COUNTY, TEXAS

THENCE, continuing over and across said 510.282 acre tract, the following four (4) courses and distances, numbered 1 through 4,

- 1) N48°43'13"E, a distance of 191.41 feet to a calculated point at the northeast corner of said 1.230 acre tract, for the northeast corner of the herein described tract of land, from which a capped 1/2 inch iron rod found stamped "DAM 5348" at a south interior corner of said 510.282 acre tract of land, being at the northeast corner of a called 0.42 acre tract of land conveyed to Silvia Benitez by deed recorded in Volume 2177, Page 79, Official Public Records, Guadalupe County, Texas, bears N82°18'21"E, a distance of 1625.62 feet,
- 2) S41°13'41"E, a distance of 279.77 feet to a calculated point at the southeast corner of said 1.230 acre tract of land, for the southeast corner of the herein described tract of land,
- 3) S48°28'49"W, a distance of 191.18 feet to a calculated point at the southwest corner of said 1.230 acre tract of land, for the southwest corner of the herein described tract of land,
- 4) N41°16'34"W, a distance of 280.57 feet to the **POINT OF BEGINNING** and containing 1.230 acres of land, as shown on the attached sketch.

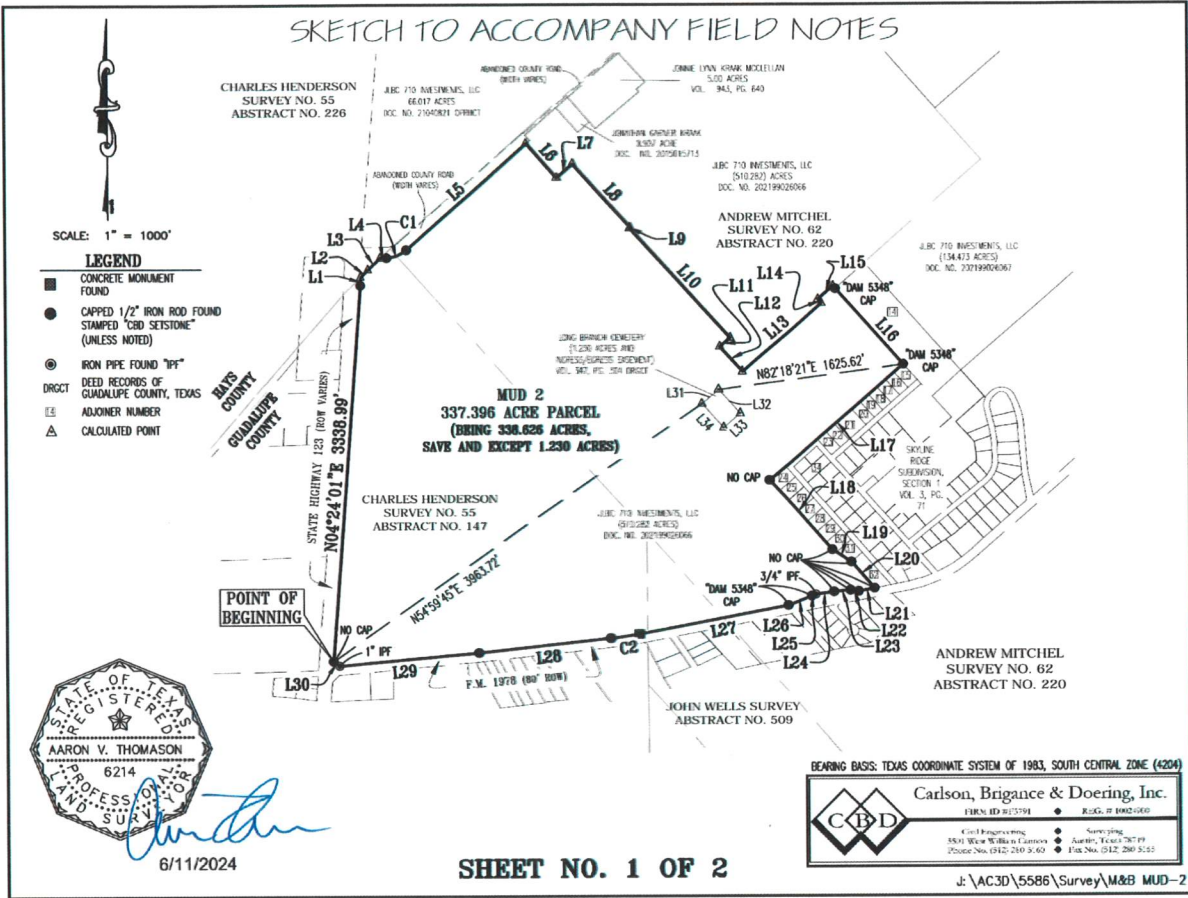
ACREAGE TABLE:
GROSS AREA = 338.626 ACRES
SAVE AND EXCEPT TRACT = 1.230 ACRES
NET AREA = 337.396 ACRES

Surveyed by,  6/11/2024
Aaron V. Thomason, R.P.L.S. NO. 6214
Carlson, Brigance & Doering, Inc.
REG. # 10024900
5501 W. William Cannon
Austin, TX 78749
Ph, 512-280-5160
Edannheim@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
DATE OF SURVEY: AUGUST 29, 2023

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Page 4 of 4



SKETCH TO ACCOMPANY FIELD NOTES

- 14 LARRY M. SANDERS & LORETTA SANDERS
10.00 ACRES
VOL. 1364, PG. 782
- 15 SILVIA BENTIEZ
CALLED LOT 27 - 0.42 ACRE
VOL. 2177, PG. 79
- 16 ROBERT AND NANCY DELEON
CALLED TRACT 26 - 0.419 ACRE
VOL. 1807, PG. 573
- 17 OSCAR LEONARD DELEON, ET UX
CALLED LOT 25 - 0.42 ACRE
DOC. NO. 202399011194
- 18 JESUS R. MENDEZ, JR. ET AL.
0.42 ACRE
VOL. 1221, PG. 131
- 19 JOSE LUIS SUSTAITA, ET UX.
0.42 ACRE
VOL. 745, PG. 76
- 20 ROBERT DELEON
TRACT ONE - 0.42 ACRE
DOC. NO. 2016022234
- 21 UNRUH PROPERTY DEVELOPMENT, LLC
TRACT 6 - 0.844 ACRE
DOC. NO. 202099021746
- 22 JOSE DELEON
CALLED LOT 19 - 0.422 ACRE
DOC. NO. 2018092787
- 23 GRACEANN EJZABETH CORNWALL
0.429 ACR
DOC. NO. 202399027123
- 24 CHIMA OGONFORAS
CALLED LOT 8 - 0.50 ACRE
DOC. NO. 20150002177
- 25 ALFREDO MARMOLEJO
CALLED LOT 7 - 0.50 ACRE
VOL. 1685, PG. 839
- 26 FREDDY AND FRANCES MARMOLEJO
CALLED LOT 6 - 0.50 ACRE
VOL. 1661, PG. 944
- 27 MARY T. ALVARADO
CALLED LOT 5 - 0.50 ACRE
DOC. NO. 202299024335
- 28 ANGEL AND NORMA GUEZ
CALLED LOT 4 - 0.50 ACRE
VOL. 1692, PG. 21

- 29 JACKIE BAYNE HOUSE
CALLED LOT 3 - 0.4999 ACRE
VOL. 1830, PG. 581
- 30 RICHARD CAMPBELL
0.96 ACRE
DOC. NO. 202399005503
- 31 SKYLINE RIDGE
SUBDIVISION, SECTION 1
VOL. 3, PAGE 71



Aaron V. Thomason
6/11/2024

Line Table		
Line #	Length	Direction
L1	74.30	N01°29'59"E
L2	92.24	N45°25'12"E
L3	151.18	N46°57'16"E
L4	58.90	N89°02'30"E
L5	1422.91	N48°28'43"E
L6	405.42	S41°23'23"E
L7	186.36	N48°37'49"E
L8	754.12	S41°24'35"E
L9	7.02	S48°37'49"W
L10	1296.22	S41°22'11"E
L11	120.00	S48°37'49"W
L12	294.03	S41°22'11"E
L13	913.44	N48°37'49"E
L14	46.10	N41°23'46"W
L15	177.42	N48°37'46"E
L16	931.40	S41°31'22"E
L17	1558.88	S49°01'23"W

Line Table		
Line #	Length	Direction
L18	820.61	S41°22'39"E
L19	198.95	S56°23'57"E
L20	310.02	S41°27'17"E
L21	144.22	S78°51'23"W
L22	73.57	N82°58'39"W
L23	143.40	S84°56'39"W
L24	160.68	S81°16'38"W
L25	39.81	S73°34'12"W
L26	223.80	S68°10'55"W
L27	1301.10	S78°49'32"W
L28	1169.73	S83°49'55"W
L29	1246.31	S84°49'09"W
L30	65.48	N61°33'51"W
L31	191.41	N48°43'13"E
L32	279.77	S41°13'41"E
L33	191.18	S48°28'49"W
L34	280.57	N41°16'34"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	191.68	269.90	N68°48'50"E	187.68	100.08	40°41'31"
C2	246.91	2824.97	S81°19'33"W	246.83	123.53	5°00'28"

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204)

Carlson, Brigrance & Doering, Inc.
1101 E. Highway 101, Suite 1010
 5545 West Wilshire Corridor, Austin, Texas 78739
 Phone No. (512) 298-3100 Fax No. (512) 298-3102

SHEET NO. 2 OF 2

J:\AC30\5568\Survey\M&B MUD-2