

DEVELOPMENT AGREEMENT APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Carl Bain, P.E.	Property Owner	Bruce Cash
Company	Bain Medina Bain Inc	Company	JLBC710 LLC
Applicant's Mailing Address	7073 San Pedro, San Antonio, TX. 78216	Owner's Mailing Address	6504 W. Courtyard Dr.
Applicant's Phone #	210-494-7223	Owner's Phone #	(512) 328-0860; (512) 633-6370
Applicant's Email	CBain@bmbi.com	Owner's Email	Bruce.Cash@ccctex.com

PROPERTY INFORMATION

Subject Property Address(es): See attached Site Map Exhibit

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 646 Tax ID #: R 87-0912331

Preferred Scenario Designation: Single Family/Commercial Existing Use of Property: Agricultural

DESCRIPTION OF REQUEST

Proposed New Preferred Scenario Designation, if any: Single Family Residential/Commercial

Proposed Base Zoning Districts: Single Family Residential/Commercial

Proposed Land Uses: Single Family Residential/Commercial

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$2,113 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$5,013

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.


APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Bruce Cash (owner name) on behalf of
JLBC710 LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
see attached map (address).

I hereby authorize Carl Bain, P.E. (agent name) on behalf of
Bain Medina Bain, Inc. (agent company) to file this application for
Development Agreement (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 2/2/2022
Printed Name, Title: Bruce Cash

Signature of Agent:  Date: 2/2/2022
Printed Name, Title: Carl Bain, P.E.

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 2/2/2022

Print Name: Bruce Cash



April 12, 2022

Joe Pantalion, P.E., Assistant City Manager
City Manager's Office
City of San Marcos
630 E. Hopkins
San Marcos, TX. 78666

Re: Request for Development Agreement – Sedona South MUDs
BMB Project No.: C-1576

Dear Mr. Pantalion:

On behalf of JLBC710 Investments, LLC, Bain Medina Bain, Inc. (BMB) is hereby requesting the City of San Marcos consideration and approval for a Development Agreement to create the Sedona South Municipal Utility District (MUD) for the development of a 646 acre tract into single family residential and commercial tracts.

The following information is provided for the creation of the Development Agreement:

1. The legal description as shown on the attached survey plat and description.
2. The proposed land use and density is shown on the attached Land Use Plan (LUP).
3. The proposed schedule of development is shown on the LUP.
4. The proposed base district will be CD3 and HC, when and if annexed.
5. The development will be developed in accordance with all requirements outlined in the City of San Marcos Development Code and Guadalupe County Regulations, whichever is more stringent.
6. The development will comply with all LUP and Platting requirements as applicable.
7. Water for the development is proposed to be provided through Crystal Clear SUD and in accordance with the signed memo #2021-113 and a Water Master Plan will be provided as part of the development process.
8. Sewer services is proposed to be provided a series of Lift Station and Force Main Systems that will transport the sewerage to an existing manhole in the City of San Marcos, or via a Regional Treatment Plant. This concept will be negotiated with the City of San Marcos pending a decision.
9. The proposed public improvements would be funded thru the creation of 2 separate MUDs and will be dedicated to the appropriate responsible agency.

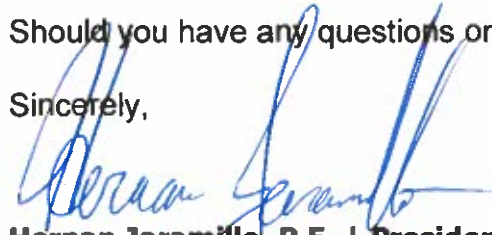
Joe Pantalion, P.E.
April 12, 2022
Re: Sedona South MUDs Development Agreement
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10. All other applicable terms of the agreement will be negotiated during the approval process.

All required applications and documents have been uploaded as part of this request and all applicable fees have been paid.

Should you have any questions or need additional information, please advise.

Sincerely,



Hernan Jaramillo, P.E. | President
Bain Medina Bain, Inc.

Engineers & Surveyors
HUB, SBE, WBE, TxDOT Pre-Certified Firm
TBPELS Registered Firm Number: F-1712
TBPELS Registered Firm Number: 10020900
hernani@bmbi.com
www.bmbi.com

Attachments:

- Pre-development meeting notes
- Application for Development Agreement
- Location Map
- Land Use Plan (LUA)
- Overall Water Plan
- Overall Sewer Plan
- Tax Certificates (8)
- Development Agreement Letter

LEGAL DESCRIPTION
For a 645.05 Acre Tract of Land

BEING A 645.05 ACRE TRACT OF LAND OUT OF THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 226, HAYS COUNTY, TEXAS, THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 147, THE ANDREW MITCHELL SURVEY NO. 62, ABSTRACT NO 220, AND THE S. A. & M. G. R. R. CO. SURVEY, ABSTRACT NO. 509, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A 510.282 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JLBC 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202199026066, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), ALSO BEING OUT OF A 134.473 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JLBC 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202199026067 OF SAID O.P.R.G.C.T.; SAVE AND EXCEPT, A 1.230 ACRE TRACT DESCRIBED IN SAID WARRANTY DEED RECORDED IN DOCUMENT NO. 202199026066 OF SAID O.P.R.G.C.T.; SAID 645.05 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (N=13,838,825.37, E=2,303,033.54) at the westerly end of a cutback line between the north right-of-way (ROW) line of F. M. Highway 1978 (FM 1978), an 80-foot wide ROW, and the east ROW line of State Highway 123 (SH 123), a 130-foot wide ROW, being the most westerly southwest corner of said 510.282 acre tract, for the most westerly southwest corner of the herein described tract;

THENCE, with the east ROW line of SH 123 and the west line of said 510.282 acre tract, the following two (2) courses:

- 1) **N.04°24'03"E.**, a distance of **3339.16 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found for an angle point;
- 2) **N.01°28'07"E.**, a distance of **279.50 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set for the northwest corner of the herein described tract, from said point, a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found at the intersection of SH 123, with the north line of an abandoned County Road described in an access easement dated July 27, 2021 to Jonnie Lynn Kraak McClellan and Jonathan Kraak, recorded in Document No. 202199026064 of said O.P.R.G.C.T., being the northwest corner of said 510.282 acre tract, bears **N.01°28'07"E.**, **19.70 feet**;

THENCE, departing the east ROW line of SH 123, across said 510.282 acre tract, the following ten (10) courses:

- 1) **N.89°02'24"E.**, a distance of **229.88 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of curvature of a curve to the left;
- 2) Along said curve to the left having a radius of **230.00 feet**, a central angle of **40°33'47"**, a chord which bears **N.68°45'30"E.**, **159.45 feet**, and an arc distance of **162.83 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of tangency;

- 3) **N.48°28'37"E.**, a distance of **753.85 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of curvature of a curve to the right;
- 4) Along said curve to the right having a radius of **15.00 feet**, a central angle of **90°00'00"**, a chord which bears **S.86°31'23"E.**, **21.21 feet**, and an arc distance of **23.56 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of tangency;
- 5) **N.48°28'37"E.**, a distance of **60.00 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of curvature of a non-tangent curve to the right;
- 6) Along said non-tangent curve to the right having a radius of **15.00 feet**, a central angle of **90°00'00"**, a chord which bears **N.03°28'37"E.**, **21.21 feet**, and an arc distance of **23.56 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of tangency;
- 7) **N.48°28'37"E.**, a distance of **548.30 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of curvature of a curve to the right;
- 8) Along said curve to the right having a radius of **15.00 feet**, a central angle of **90°00'00"**, a chord which bears **S.86°31'23"E.**, **21.21 feet**, and an arc distance of **23.56 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of tangency;
- 9) **N.48°28'37"E.**, a distance of **60.00 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set for an interior corner of the herein described tract;
- 10) **N.41°31'23"W.**, a distance of **36.56 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set on the southeast line of said abandoned County Road and the northwest line of said 510.282 acre tract, for a corner of the herein described tract;

THENCE, N.48°33'11"E., with the southeast line of said abandoned County Road and the northwest line of said 510.282 acre tract, a distance of **364.89 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found, being the west corner of a 0.907 of an acre tract described in Executor Deed dated July 23, 2015 to Jonathan Garner Kraak, recorded in Document No. 2015015713 of said O.P.R.G.C.T., for a corner of the herein described tract;

THENCE, departing the southeast line of said abandoned County Road, with the common line between said 510.282 acre tract and said 0.907 of an acre tract, the following two (2) courses:

- 1) **S.41°14'17"E.**, a distance of **291.86 feet** to a 1/2" iron rod found, being the south corner of said 0.907 of an acre tract, for an interior corner of the herein described tract;
- 2) **N.47°08'58"E.**, a distance of **136.11 feet** to a 1/2" iron rod found on the southwest line of a 5.00 acre tract described in a Correction General Warranty Deed dated February 6, 1991 to Jonnie Lynn Kraak McLellan, recorded in Volume 944, Page 231, Official Records of

Guadalupe County, Texas (O.R.G.C.T.), for a corner of the herein described tract;

THENCE, with the common line between said 510.282 acre tract and said 5.00 acre tract, the following five (5) courses:

- 1) **S.41°48'20"E.**, a distance of **80.20 feet** to a 1/2" iron rod found, being the south corner of said 5.00 acre tract, for an interior corner of the herein described tract;
- 2) **N.48°58'10"E.**, a distance of **500.21 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found for an interior corner of the herein described tract;
- 3) **N.41°59'44"W.**, a distance of **30.22 feet** to a 1/2" iron rod found for a corner of the herein described tract;
- 4) **N.48°37'52"E.**, a distance of **94.79 feet** to a 1/2" iron rod found, being the east corner of said 5.00 acre tract, for an interior corner of the herein described tract;
- 5) **N.41°20'46"W.**, a distance of **341.96 feet** to a 3/8" iron rod found on the southeast line of said abandoned County Road, being the north corner of said 5.00 acre tract, for a corner of the herein described tract;

THENCE, N.48°37'55"E., with the southeast line of said abandoned County Road and the northwest line of said 510.282 acre tract, a distance of **1738.13 feet** to a 1" iron pipe found on the southwest line of a 100.734 acre tract described in a Special Warranty Deed dated March 19, 2021 to CCSM. LLC, recorded in Document No. 202199009636 of said O.P.R.G.C.T., being the north corner of said 510.282 acre tract, for the most northerly corner of the herein described tract;

THENCE, S.41°20'44"E., departing the southeast line of said abandoned County Road, with the northeast line of said 510.282 acre tract and the southwest line of said 100.734 acre tract, a distance of **2188.84 feet** to a 3" steel fence corner post found, being the south corner of said 100.734 acre tract and the most northerly west corner of said 134.473 acre tract, for an interior corner of the herein described tract;

THENCE, N.48°37'12"E., departing the northeast line of said 510.282 acre tract, with the northwest line of said 134.473 acre tract and the southeast line of said 100.734 acre tract, a distance of **1988.31 feet** to an 8" cedar fence corner post found on the southwest line of a 100.55 acre tract called "Tract One" as described in a Special Warranty Deed dated July 17, 1995 to the Moeller Family Limited Partnership, recorded in Volume 1156, Page 741 of said O.P.R.G.C.T., being the most northerly corner of said 134.473 acre tract and the east corner of said 100.734 acre tract, for a northerly corner of the herein described tract;

THENCE, with the common line between said 134.473 acre tract and said 100.55 acre tract, the following two (2) courses:

- 1) **S.41°44'18"E.**, a distance of **1388.09 feet** to a 3" steel fence corner post found, being the south corner of said 100.55 acre tract, for an interior corner of the herein described tract;
- 2) **N.48°46'52"E.**, a distance of **653.02 feet** to a 1/2" iron rod found, being the most easterly north corner of said 134.473 acre tract and the west corner of a 1.4970 acre tract described in a General Warranty Deed dated October 10, 2007 to Gloria D. Garza, recorded in Volume 2542, Page 916 of said O.P.R.G.C.T., for the most easterly north corner of the herein described tract;

THENCE, S.41°20'49"E., departing the southeast line of said 100.55 acre tract, with the northeast line of said 134.473 acre tract, the southwest line of said 1.4970 acre tract, and the southwest line of a 16.743 acre tract described in a Wrap-Around Warranty Deed dated May 24, 2016 to Gregorio Mata and Maria Jimenez Mata, recorded in Document No. 2016011032 of said O.P.R.G.C.T., a distance of **497.63 feet** to a 1/2" iron pipe found, being the east corner of said 134.473 acre tract and the north corner of a 7.002 acre tract described in a Warranty Deed with Vendor's Lien dated December 29, 2020 to Gregory Scott Fleming, recorded in Document 202199000056 of said O.P.R.G.C.T., for the east corner of the herein described tract;

THENCE, S.48°38'13"W., departing the southwest line of said 16.743 acre tract, with the southeast line of said 134.473 acre tract and the northwest line of the following tracts: said 7.002 acre tract; a 9.16 acre tract described in a Gift Deed dated February 23, 1983 to Daryl Payton Fleming, recorded in Volume 596, Page 818, Deed Records of Guadalupe County, Texas (D.R.G.C.T.); an 8.09 acre tract described in a Special Warranty Deed dated October 29, 2018 to Michael Fleming, recorded in Document No. 201899025066 of said O.P.R.G.C.T.; a 5.69 acre tract described in a Gift Deed dated February 23, 1980 to Frances Fleming Ottmers, recorded in Volume 596, Page 830 of said D.R.G.C.T.; a 5.02 acre tract described in a Gift Deed dated February 23, 1980 to Michael Fleming, recorded in Volume 596, Page 826 of said D.R.G.C.T.; a 5.11 acre tract described in an Application for Probate of Will and for Issuance of Letters Testamentary dated May 5, 2003 to Sharon Teresa Brundrett Fleming, recorded in Volume 1909, Page 763 of said O.P.R.G.C.T.; and a 64.57 acre tract described in a Special Warranty Deed with Vendor's Lien dated August 22, 2019 to Clint E. Jones, recorded in Document No. 201999019538 of said O.P.R.G.C.T.; at **2659.67 feet**, pass a 1/2" iron rod found, and continuing with the southeast line of said 134.473 acre tract and the northwest line of said 64.57 acre tract, a total distance of **4031.70 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC PROPERTY CORNER" set, being the south corner of said 134.473 acre tract, the west corner of said 64.57 acre tract, the north corner of a 12.38 acre tract described in an Executrix's Deed dated May 23, 2013 to James Rivera, Jerry Rivera, Joann Rivera, and Belinda Rivera, recorded in Volume 4087, Page 554 of said O.P.R.G.C.T., and the east corner of a 10.00 acre tract described in a Warranty Deed with Vendor's Lien dated August 12, 1998 to Larry M. Sander and Loretta Sanders, recorded in Volume 1364, Page 782 of said O.P.R.G.C.T., for a corner of the herein described tract;

THENCE, N.41°31'58"W., with the southwest line of said 134.473 acre tract and the northeast line of said 10.00 acre tract, a distance of **1278.81 feet** to a 1/2" iron rod found on the southeast line of said 510.282 acre tract, being the west corner of said 134.473 acre tract and the north corner of said 10.00 acre tract, for an interior corner of the herein described tract;

THENCE, with the common line between said 510.282 acre tract and said 10.00 acre tract, the following three (3) courses:

- 1) **S.48°53'42"W.**, a distance of **54.03 feet** to a 1/2" iron rod found for an angle point;
- 2) **S.48°33'40"W.**, a distance of **286.89 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found, being an interior corner of said 510.282 acre tract and the west corner of said 10.00 acre tract, for an interior corner of the herein described tract;
- 3) **S.41°29'27"E.**, a distance of **901.66 feet** to a 1/2" iron rod found, being a corner of said 510.282 acre tract and the north corner of a Lot 27, Glenn Price Addition, an unrecorded subdivision, for a corner of the herein described tract;

THENCE, S.48°53'42"W., with the southeast line of said 510.282 acre tract, the northwest line of Lots 18 through 27 of said Glenn Price Addition, the northwest line of Skyline Ridge Subdivision Sec. 1, a subdivision recorded in Volume 3, Page 71, Map and Plat Records of Guadalupe County, Texas, at **1379.50 feet**, pass a TxDOT Type I concrete monument found, being the north corner of a 0.50 acre tract known as Lot 8, Kraak Subdivision, an unrecorded subdivision, and continuing with the northwest line of said Lot 8, a distance of **1558.55 feet** to an 8" cedar fence corner post, being the west corner of said Lot 8, for an interior corner of the herein described tract;

THENCE, Southeasterly, with a northeast line of said 510.282 acre tract, the southwest line of Lots 1 through 8 of said Kraak Subdivision, and the southwest line of a 0.98 acre tract described in a General Warranty Deed dated November 27, 2018 to Coleman Kelly, recorded in Document No. 201899027115 of said O.P.R.G.C.T., the following three (3) courses:

- 1) **S.41°23'06"E.**, a distance of **821.01 feet** to a 1/2" iron rod found for an angle point;
- 2) **S.56°23'32"E.**, a distance of **198.97 feet** to a 1/2" iron rod found, being the south corner of Lot 1 of said Kraak Subdivision and the west corner of said 0.98 acre tract, for an angle point;
- 3) **S.41°26'29"E.**, a distance of **310.10 feet** to a 1/2" iron rod found on the north ROW line of FM 1978, being the most southerly east corner of said 510.282 acre tract and the south corner of said 0.98 acre tract, for a corner of the herein described tract;

THENCE, Westerly, with the north ROW line of FM 1978 and the south line of said 510.282 acre tract, the following eleven (11) courses:

- 1) **S.78°52'35"W.**, a distance of **144.20 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found for an angle point;
- 2) **N.82°58'07"W.**, a distance of **73.60 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found for an angle point;
- 3) **N.84°57'36"W.**, a distance of **143.42 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found for an angle point;
- 4) **S.81°18'23"W.**, a distance of **160.64 feet** to a 1" iron pipe found for an angle point;
- 5) **S.73°21'06"W.**, a distance of **39.86 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found for an angle point;
- 6) **S.68°11'00"W.**, a distance of **223.77 feet** to a 1/2" iron rod with yellow plastic cap stamped "DAM #5348 PROP COR." found for an angle point;
- 7) **S.78°49'51"W.**, a distance of **1301.59 feet** to a TxDOT Type I concrete monument found at the point of curvature of a curve to the right;
- 8) Along said curve to the right having a radius of **2824.90 feet**, a central angle of **04°58'49"**, a chord which bears **S.81°34'08"W.**, **245.46 feet**, and an arc distance of **245.54 feet** to a TxDOT Type I concrete monument found at the point of tangency;
- 9) **S.83°50'55"W.**, a distance of **1170.90 feet** to a TxDOT Type I concrete monument found for an angle point;

- 10) **S.84°45'14"W.**, a distance of **1246.03 feet** to a 1" iron pipe found at the easterly end of said cutback line between the north ROW line of FM 1978 and the east ROW line of SH 123, for an angle point;
- 11) **N.51°34'21"W.**, along said cutback line, a distance of **65.48 feet** to the **POINT OF BEGINNING**, containing **645.05 acres** of land, **SAVE AND EXCEPT**, the said mentioned 1.230 acre cemetery tract, leaving a total net area of **643.82 acres** of land.

Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83(2011).

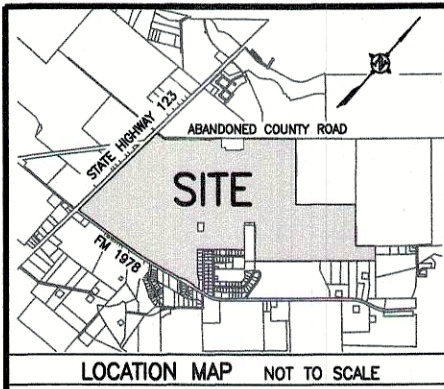
All distances are surface values using a combined scale factor of 1.00014

This property description is accompanied by a separate plat of even date.

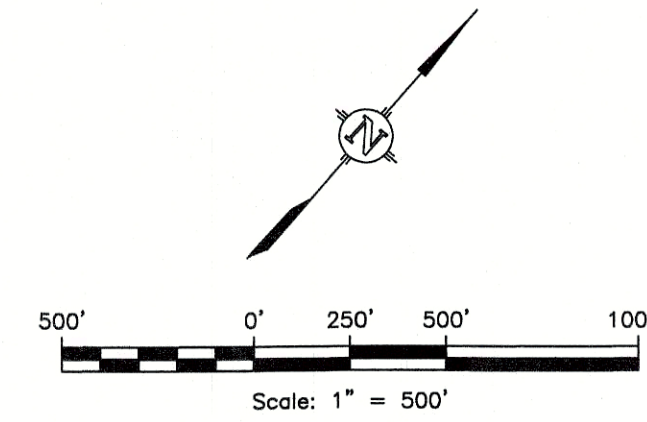
Surveyed on the ground the 9TH day of JUNE, 2022.



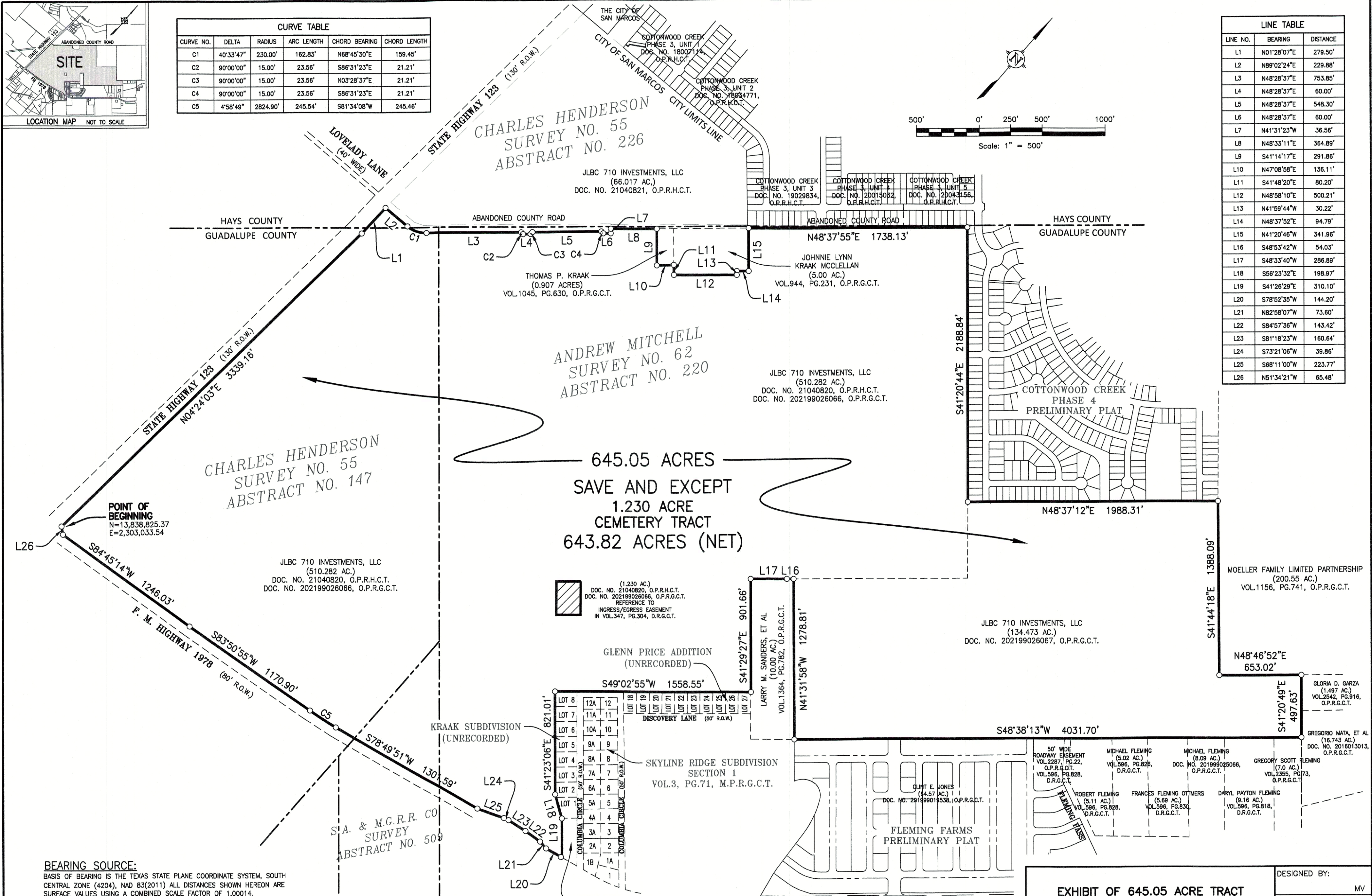
Gregorio Lopez, Jr.
Gregorio Lopez, Jr., R.P.L.S. #5272



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	40°33'47"	230.00'	162.83'	N88°45'30"E	159.45'
C2	90°00'00"	15.00'	23.56'	S86°31'23"E	21.21'
C3	90°00'00"	15.00'	23.56'	N03°28'37"E	21.21'
C4	90°00'00"	15.00'	23.56'	S86°31'23"E	21.21'
C5	4°58'49"	2824.90'	245.54'	S81°34'08"W	245.46'



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N01°28'07"E	279.50'
L2	N89°02'24"E	229.88'
L3	N48°28'37"E	753.85'
L4	N48°28'37"E	60.00'
L5	N48°28'37"E	548.30'
L6	N48°28'37"E	60.00'
L7	N41°31'23"W	36.56'
L8	N48°33'11"E	364.89'
L9	S41°14'17"E	291.86'
L10	N47°08'58"E	136.11'
L11	S41°48'20"E	80.20'
L12	N48°58'10"E	500.21'
L13	N41°59'44"W	30.22'
L14	N48°37'52"E	94.79'
L15	N41°20'46"W	341.96'
L16	S48°53'42"W	54.03'
L17	S48°33'40"W	286.89'
L18	S56°23'32"E	198.97'
L19	S41°26'29"E	310.10'
L20	S78°52'35"W	144.20'
L21	N82°58'07"W	73.60'
L22	S84°57'36"W	143.42'
L23	S81°18'23"W	160.64'
L24	S73°21'06"W	39.86'
L25	S68°11'00"W	223.77'
L26	N51°34'21"W	65.48'



BEARING SOURCE:
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83(2011) ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES USING A COMBINED SCALE FACTOR OF 1.00014.

SURVEY PLAT SHOWING:
A 645.05 ACRE TRACT OF LAND OUT OF THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 226, HAYS COUNTY, TEXAS, THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 147, THE ANDREW MITCHELL SURVEY NO. 62, ABSTRACT NO. 220, AND THE S. A. & M. G. R. R. CO. SURVEY, ABSTRACT NO. 509, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A 510.282 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JIBC 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202199026066, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, ALSO BEING OUT OF A 134.473 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 27, 2021 TO JIBC 710 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202199026067 OF SAID OFFICIAL PUBLIC RECORDS, SAVE AND EXCEPT, A 1.230 ACRE TRACT DESCRIBED IN SAID WARRANTY DEED RECORDED IN DOCUMENT NO. 202199026066 OF SAID OFFICIAL PUBLIC RECORDS.



STATE OF TEXAS }
COUNTY OF BEXAR }

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 9TH DAY OF JUNE, 2022 A.D.

Gregorio Lopez, Jr.
Gregorio Lopez Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

EXHIBIT OF 645.05 ACRE TRACT
SAVE & EXCEPT, A 1.230 ACRE TRACT
643.82 ACRES (TOTAL NET AREA)
SEDONA SOUTH

DESIGNED BY: MV
DRAWN BY: MV
APPROVED BY: GL
DATE: 06-8-2022
JOB NO.: C-1576
SHEET 7 OF 7

PREPARED BY:

BAIN MEDINA BAIN
ENGINEERS & SURVEYORS
7073 San Pedro
San Antonio, Texas 78216
210-494-7223
TBPES NO. F-1712
TBPES REG. NO. 100209-00