

Ramsey Engineering, LLC

Civil Engineering - Consulting
TBPE Firm No. F-12606

3206 Yellowpine Terrace
Austin, Texas 78757
Cell: 512-650-6800
ramsey-eng@att.net

June 29, 2018

Ms. Shannon Mattingly, AICP, Director
City of San Marcos
Planning and Development Services
630 E. Hopkins Street
San Marcos, Texas 78666

RE: Cottonwood Creek Subdivision Master Plan
2018 Annual Renewal Application
Project No. 18-005-10

Dear Ms. Mattingly:

Please accept this cover letter with attachments for the referenced subdivision master plan annual renewal. Attached please find the following items.

1. Subdivision Master Plan Application;
2. PDF and CAD File of Master Plan document;
3. \$2,511.00 City of San Marcos Fee Payment On-Line;
4. 2018 Tax Certificates; and
5. Property Deed Records for Proof of Ownership.

The Master Plan was amended in August 2017 for the Phase 2 GC Zoning Change. Since that time, Phase 3 Unit 1, including the Rattler Road Extension on the east side of Highway 123, has been platted and PICP construction completed. Single family residences are under construction. Additionally, Phase 3 Unit 2 has been platted and construction started.

We request to be considered for approval by the Planning & Zoning Commission at their August 4th meeting. Please let us know if you need anything else.

Sincerely,

A handwritten signature in black ink that reads "Stephen Ramsey". The signature is written in a cursive, flowing style.

Stephen Ramsey, P.E.

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: March, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Ramsey Engineering, LLC	Property Owner	Cottonwood Creek JDR, LTD.
Applicant's Mailing Address	3206 Yellowpine Terrace, Austin, Texas 78757	Owner's Mailing Address	333 Cheatham Street, San Marcos, Texas 78666
Applicant's Phone #	512-650-6800	Owner's Phone #	512-353-1776
Applicant's Email	ramsey-eng@att.net	Owner's Email	jenny@randallmorris.com

PROPERTY INFORMATION

Proposed Subdivision Name: Cottonwood Creek

Subject Property Address or General Location: SH 123 at Monterrey Oak

Acres: 471.97 Tax ID #: R 14310; R70227; R135068

Located in: ☒ City Limits ☐ Extraterritorial Jurisdiction (County) _____

DESCRIPTION OF REQUEST

Type of Plat: ☐ Preliminary Subdivision Plat ☐ Replat

Master Plan
☒ **Concept Plat**

Proposed Number of Lots: 2,694 Proposed Land Use Residential; Commercial; Public & Institutional; Parkland; Open Space

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee \$1,000 plus \$50 per acre Technology Fee \$11 **MAXIMUM COST \$2,511***

Maximum Cost does not reflect specific / additional fees, as may be required for other plan review

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

To be completed by Staff: Date Submitted: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____ Contact Date for Supplemental Info: _____

Supplemental Info Received (required w/in 5 days of contact): _____

Application Returned to Applicant: _____ Application Accepted for Review: _____

Comments Due to Applicant: _____ Resubmittal Date: _____ P&Z Meeting: _____

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- ☐ All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- ☐ I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- ☐ The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: N/A Date: _____

Printed Name: _____

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: Stephen Ramsey, P.E. Date: 6/25/10

Printed Name: Stephen Ramsey, P.E., Agent

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

- ☐ Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- ☐ Recording Fee: \$ _____
- ☐ Reprinted Tax Receipt
- ☐ Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

- ☐ If public improvements were deferred, Subdivision Improvement Agreement
- ☐ Subdivision Improvement Agreement recording fee: \$ _____
- ☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- ☐ Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages

needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Randall Morris, President, Cottonwood Creek JDR, LTD. (owner)
acknowledge that I am the rightful owner of the property located at SH 123 at Monterrey Oak,
San Marcos, Texas (address).

I hereby authorize Ramsey Engineering, LLC (agent name) to serve as my
agent to file this application for Subdivision Master Plan Annual Renewal (application type),
and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: _____

Date: 6/25/18

Printed Name: Randall Morris

Signature of Agent: Stephen Ramsey, P.E.

Date: 6/25/18

Printed Name: Stephen Ramsey, P.E.

To be completed by Staff: Case # _____ - _____ - _____

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

The City of San Marcos Land 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 is the responsibility of the applicant to periodically check the sign locations to verify that the signs remain in place until final action is taken on the application and have not been vandalized or removed until after such final decision or when such application is withdrawn by the applicant. It is the responsibility of the applicant to immediately notify the Planning and Development Services Department of missing or defective signs.***
- 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 \$85 plus an \$11 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 \$85 plus an \$11 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: _____

Print Name: _____

To be completed by Staff: Case # _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Electric Service Provider: Bluebonnet Electric Corp.

Applicable Utility Service Code(s): A + D

Comments / Conditions: Addition easement maybe required.

Signature of Electric Company Official: Rodney Gerik

Title: Sr. Project Coordinator Date: 6/18/2018

GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: *Devin Kleinfelder*

Title: Senior Marketing Consultant Date: 6/18/2018

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Telephone Service Provider: Spectrum

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Telephone Company Official:

Jonathan Rogers

Title:

Construction Coordinator

Date:

6/19/2018

WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

Comments / Conditions: _____

Signature of Water Official: Tony Solari

Title: Water Dept Manager Date: 6-18-18

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: _____

Signature of Wastewater Official: Tony J. [Signature]

Title: Water Dept Manager Date: 6-18-18



CHECKLIST FOR PRELIMINARY SUBDIVISION / DEVELOPMENT PLAT, REPLAT OR CONCEPT PLAT

		Comments
N/A	<input type="checkbox"/> Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Completed Application for Preliminary Subdivision or Concept Plat	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Legislative Requirements Complete (i.e. zoning, land use, etc.)	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Proof of record of ownership	<input type="checkbox"/> Recorded deed
	<input checked="" type="checkbox"/> Current Tax Certificate	<input type="checkbox"/> Showing no taxes owed
N/A	<input type="checkbox"/> Names and addresses of property lien-holders (if applicable)	<input type="checkbox"/>
N/A	<input checked="" type="checkbox"/> Watershed Protection Plan (must be approved prior to plat approval) <i>WPP2 Approved 05-085</i>	<input type="checkbox"/> may be submitted concurrently
N/A	<input type="checkbox"/> Traffic Impact Analysis Worksheet <i>See City Approved 2003 TIA</i>	<input type="checkbox"/> for Commercial or 100+ Residential
N/A	<input type="checkbox"/> Public Improvement Construction Plan (must be approved prior to plat approval)	<input type="checkbox"/> may be submitted concurrently
	<input checked="" type="checkbox"/> Additional Acknowledgements (pgs 5-7 of application)	<input type="checkbox"/>
N/A	<input type="checkbox"/> Notification Authorization	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Agent's authorization to represent the property owner	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Application Filing Fee \$1,000 + \$50 per acre (\$2,500 max)	
	<input checked="" type="checkbox"/> Technology Fee \$11	<input type="checkbox"/>
	Specific & Additional Fees as noted below	
	<input checked="" type="checkbox"/> (1) PDF file of plat	
	<input checked="" type="checkbox"/> (1) CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	<input type="checkbox"/>
N/A	For Concept Plats: <input type="checkbox"/> Residential compatibility site plan, where applicable with an additional fee of \$85 <input type="checkbox"/> Cluster development plan, where applicable with additional fee of \$29 per acre (\$100 min / \$1,500 max)	<input type="checkbox"/>
N/A	For Replats with or without Vacation of Previously Recorded Plat: <input type="checkbox"/> Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change <input type="checkbox"/> With Vacation of Previously Recorded Plat fee of \$168	<input type="checkbox"/>

	<ul style="list-style-type: none"> • Replats which are not approved administratively have a maximum fee of \$3,000 	
<div> <div> <div></div> <div></div> </div> <div> <div></div> <div></div> </div> </div>	<p>Subdivision plat with the following: (not required for Concept Plat)</p> <ul style="list-style-type: none"> • Minimum scale 1" = 200' • Final layout prepared by a registered engineer or surveyor • Vicinity map • Scale and north arrow for plat and location map. • Boundary lines, abstract/survey lines, corporate/ jurisdiction boundaries • Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within, intersecting or contiguous with subdivision. • Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries. • List of proposed street names for all new streets, with County approval. • Bearings and distances sufficient to locate the exact area proposed. • All survey monuments including any required concrete monuments. • The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table). • Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner. • Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: http://www.ci.san-marcos.tx.us/modules/showdocument.aspx?documentid=4784 • Name, location & recording info of all adjacent subdivisions or owners. • Location of all existing property lines, lot/block numbers & date recorded parks, public areas, and easements of record with recording information. • Proposed arrangement and square footage of lots and proposed use. • Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable. • Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements. • A note declaring sidewalks are required. • A note stating whether or not the subdivision falls within the 100-year floodplain and if so, the engineer's statement of the minimum permissible floor elevation. • Notes declaring whether the land falls within designated watersheds, Edward's Aquifer Zones and/or San Marcos River Corridor. • Standard legend for interpretation of points and lines. • Title block: name of subdivision; contact information for owner/s and land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; & location of property according to abstract/survey records • Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name. • Owner(s) signature block with notary block. • Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary. • Surveyor statement and signature block with seal. • Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property. • Certificate of recording block for County Clerk. 	<div> <div></div> <div></div> </div>
Additional information may be required at the request of the Department		

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2017

Entities to which this certificate applies:

RSP - Special Road Dist
 GHA - Hays County

SSM - San Marcos CISD
 YCI - York Creek Improvement District
 CSM - City Of San Marcos

Property Information

Property ID : 10-0183-0003-00000-3
 Quick-Ref ID : R14310

Value Information

4501 N SH 123 SAN MARCOS TX 78666	Land HS : \$0.00
	Land NHS : \$525,120.00
	Imp HS : \$0.00
	Imp NHS : \$36,720.00
A0183 FARNHAM FRYE SURVEY, A0202 & A0203 JOHN F GEISTER SURVEYS & A0226 CHARLES HENDERSON SURVEY, PT TRACT 1, ACRES 132.238	Ag Mkt : \$565,060.00
	Ag Use : \$6,410.00
	Tim Mkt : \$0.00
	Tim Use : \$0.00
	HS Cap Adj : \$0.00
	Assessed : \$568,250.00

Owner Information

Owner ID : 09166086

COTTONWOOD CREEK JDR LTD
 333 CHEATHAM ST
 SAN MARCOS, TX 78666-6911

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2017	36,745.31	0.00	0.00	0.00	0.00
RSP	2017	1,147.99	0.00	0.00	0.00	0.00
YCI	2017	118.26	0.00	0.00	0.00	0.00
GHA	2017	10,967.63	0.00	0.00	0.00	0.00
CSM	2017	14,372.08	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2018 : \$0.00**Total due on all bills 6/30/2018 : \$0.00**

2017 taxes paid for entity SSM \$36,745.31

2017 taxes paid for entity RSP \$1,147.99

2017 taxes paid for entity YCI \$118.26

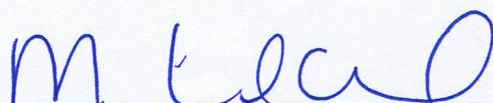
2017 taxes paid for entity GHA \$10,967.63

2017 taxes paid for entity CSM \$14,372.08

2017 Total Taxes Paid : \$63,351.27**Date of Last Payment : 02/01/18**

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.


 Signature of Authorized Officer of the Tax Office

Date of Issue : 06/25/2018
 Requestor : COTTONWOOD CREEK JDR LTD
 Receipt : SM-2018-1080210
 Fee Paid : \$10.00
 Payer : RAMSEY ENGINEERING, LLC

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2017

Entities to which this certificate applies:

RSP - Special Road Dist
 GHA - Hays County

SSM - San Marcos CISD
 YCI - York Creek Improvement District
 CSM - City Of San Marcos

Property Information

Property ID : 10-0183-0002-00001-3

Quick-Ref ID : R70227

Value Information

	Land HS	:	\$0.00
N SH 123 SAN MARCOS, TX	Land NHS	:	\$0.00
78666	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0183 FARNHAM FRYE	Ag Mkt	:	\$497,070.00
SURVEY, A0203 JOHN F	Ag Use	:	\$4,560.00
GEISTER SURVEY & A0046	Tim Mkt	:	\$0.00
REBECCA BROWN	Tim Use	:	\$0.00
SURVEY, PT TRACT 2,	HS Cap Adj	:	\$0.00
ACRES 48.777	Assessed	:	\$4,560.00

Owner Information

Owner ID : O9166086

COTTONWOOD CREEK JDR LTD
 333 CHEATHAM ST
 SAN MARCOS, TX 78666-6911

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2018	1,876.12	0.00	0.00	0.00	1,876.12
RSP	2018	58.09	0.00	0.00	0.00	58.09
YCI	2018	6.08	0.00	0.00	0.00	6.08
GHA	2018	555.50	0.00	0.00	0.00	555.50
CSM	2018	723.62	0.00	0.00	0.00	723.62
SSM	2017	64.49	0.00	0.00	0.00	0.00
RSP	2017	2.00	0.00	0.00	0.00	0.00
YCI	2017	0.22	0.00	0.00	0.00	0.00
GHA	2017	18.29	0.00	0.00	0.00	0.00
CSM	2017	28.00	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2018 : \$0.00**Total due on all bills 6/30/2018 : \$3,219.41**

2017 taxes paid for entity SSM \$64.49

2017 taxes paid for entity RSP \$2.00

2017 taxes paid for entity YCI \$0.22

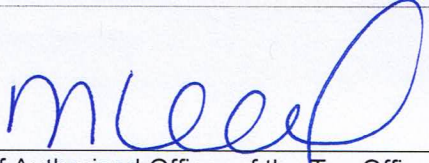
2017 taxes paid for entity GHA \$18.29

2017 taxes paid for entity CSM \$28.00

2017 Total Taxes Paid : \$113.00**Date of Last Payment : 10/24/17**

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/25/2018

Requestor : COTTONWOOD CREEK JDR LTD

Receipt : SM-2018-1080208

Fee Paid : \$10.00

Payer : RAMSEY ENGINEERING, LLC

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2017

Entities to which this certificate applies:

RSP - Special Road Dist
 GHA - Hays County

SSM - San Marcos CISD
 YCI - York Creek Improvement District
 CSM - City Of San Marcos

Property Information

Property ID : 10-0183-0002-00003-3

Quick-Ref ID : R135068

Value Information

	Land HS	:	\$0.00
	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0183 A0183 - FARNHAM	Ag Mkt	:	\$282,790.00
FRYE SURVEY, A0203 JOHN	Ag Use	:	\$1,940.00
F GEISTER SURVEY, &	Tim Mkt	:	\$0.00
A0046 REBECCA BROWN	Tim Use	:	\$0.00
SURVEY, PT TR 2, ACRES	HS Cap Adj	:	\$0.00
20.74	Assessed	:	\$1,940.00

Owner Information

Owner ID : 09166086

COTTONWOOD CREEK JDR LTD
 333 CHEATHAM ST
 SAN MARCOS, TX 78666-6911

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2017	27.43	0.00	0.00	0.00	0.00
RSP	2017	0.85	0.00	0.00	0.00	0.00
YCI	2017	0.09	0.00	0.00	0.00	0.00
GHA	2017	7.79	0.00	0.00	0.00	0.00
CSM	2017	11.91	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2018 : \$0.00**Total due on all bills 6/30/2018 : \$0.00**

2017 taxes paid for entity SSM \$27.43

2017 taxes paid for entity RSP \$0.85

2017 taxes paid for entity YCI \$0.09

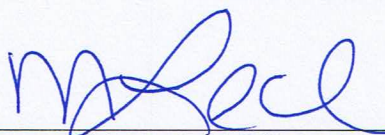
2017 taxes paid for entity GHA \$7.79

2017 taxes paid for entity CSM \$11.91

2017 Total Taxes Paid : \$48.07**Date of Last Payment : 12/29/17**

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/25/2018

Requestor : COTTONWOOD CREEK JDR LTD

Receipt : SM-2018-1080209

Fee Paid : \$10.00

Payer : RAMSEY ENGINEERING, LLC

General Warranty Deed

Date: **May 3, 2004**

Grantor: INSIGHT LAND GROUP, LTD., dba VISION LAND GROUP, LTD., a Texas limited partnership, acting by and through JERRAN DEVELOPMENT CO., its general partner

Grantor's Mailing Address:

333 Cheatham Street
San Marcos, Texas 78666
Hays County

Grantee: COTTONWOOD CREEK JDR, LTD., a Texas limited partnership, acting by and through ALAMO CREEK INVESTMENTS, INC., its general partner

Grantee's Mailing Address:

333 Cheatham Street
San Marcos, Texas 78666
Hays County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

- Tract 1: 272.24 acres of land, more or less, out of the FARNAM FRYE SURVEY, Abstract No. 183, the JOHN F. GEISTER SURVEY NO. 6, Abstract No. 202, JOHN F. GEISTER SURVEY NO. 7, Abstract No. 203, and the CHARLES HENDERSON SURVEY, Abstract No. 226, in Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.
- Tract 2: Being 85.44 acres of land, more or less, out of the FARNAM FRYE SURVEY, Abstract No. 183, the JOHN F. GEISTER SURVEY NO. SEVEN (7), Abstract No. 203, and the REBECCA BROWN SURVEY, Abstract No. 46, in Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto.
- Tract 3: Being 13.49 acres of land, more or less, out of the WILLIAM BLANTON SURVEY NO. 4, and the WILLIAM BLANTON SURVEY NO. 5, in Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "C" attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together

with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

INSIGHT LAND GROUP, LTD., dba VISION LAND GROUP, LTD.

BY: 

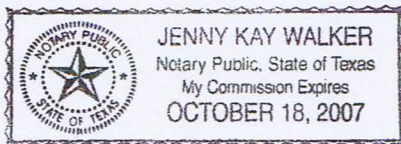
RANDALL MORRIS

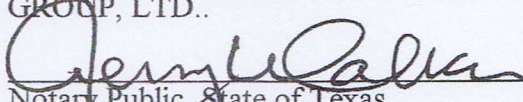
President of JERRAN DEVELOPMENT CO.,
General Partner of INSIGHT LAND GROUP,
LTD., dba VISION LAND GROUP, LTD.

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on May 3, 2004, by RANDALL MORRIS as President of JERRAN DEVELOPMENT CO., general partner of INSIGHT LAND GROUP, LTD., dba VISION LAND GROUP, LTD..




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

FITZGERALD, MAJORS & STEVENS, L.L.P.
POST OFFICE BOX 653
SAN MARCOS, TX 78667-0653
Tel: (512) 392-1273
Fax: (512) 396-8539

AFTER RECORDING RETURN TO:

Cottonwood Creek JDR
333 Cheatham St.
San Marcos, TX 78681

DESCRIPTION OF 272.24 ACRES, MORE OR LESS, OF LAND AREA IN THE FARNAM FRYE SURVEY, ABSTRACT NO. 183, THE JOHN F. GEISTER SURVEY NO. 6, ABSTRACT NO. 202, THE JOHN F. GEISTER SURVEY NO. 7, ABSTRACT NO. 203, AND THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 226, HAYS COUNTY, TEXAS AND BEING ALL OF THAT TRACT DESCRIBED AS TRACT I - 272.24 ACRES IN A DEED FROM THE ESTATE OF THOMAS CHAMBLESS JOHNSON III TO JIM R. SMITH DATED MARCH 12, 1997 AND RECORDED IN VOLUME 1326, PAGE 279 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the east line of State Highway No. 123 for the common southwest corner of the Smith Tract I and the northwest corner of that tract described as 65.90 acres in a deed from Kraak Holdings, Ltd. to Jonnie Lynn Kraak McClellan et al dated December 28, 2000 and recorded in Volume 1757, Page 706 of the Hays County Official Public Records and the southeast corner of that tract described as tract 1 - 1.884 acres in a deed from J. M. Johnson to the State of Texas dated April 14, 1949 and recorded in Volume 143, Page 491 of the Hays County Deed Records;

THENCE leaving the PLACE OF BEGINNING, as shown on that plat numbered 25230-02-2-d dated April 12, 2002 as prepared for Jim R. Smith by Byrn & Associates, Inc. of San Marcos, Texas, with the common west line of the Smith Tract I and the east line of State Highway No. 123 and the State of Texas Tract 1, N 05° 48' 36" E 3273.77 feet to a 6" cedar post for the common northwest corner of the Smith Tract I and the northeast corner of the State of Texas Tract 1 and the southwest corner of that tract described as 30.9 acres in a deed from D.B. Denny, Jr. et ux to A.H. Mohnke et ux dated June 1, 1962 and recorded in Volume 191, Page 363 of the Hays County Deed Records;

THENCE leaving State Highway No. 123 with the common northwest line of the Smith Tract I and southeast line of the Mohnke 30.9 acre tract, as fenced and used upon the ground, N 49° 56' 43" E 1673.84 feet to a 10" cedar fence corner post for the north corner of the Smith Tract I and east corner of the Mohnke 30.9 acre tract and being in the southwest line of that 100.00 acre tract described in a deed from Miller Lake Joint Venture to Aubrey H. Mohnke dated July 10, 1991 and recorded in Volume 881, Page 703 of the Hays County Official Public Records;

THENCE with the common northeast line of the Smith Tract I and southwest line of the Mohnke 100.00 acre tract, as fenced and used upon the ground, S 40° 15' 25" E 1832.81 feet to a 10" creosote fence corner post for an angle point in the northeast line of the Smith Tract I for the common south corner of the Mohnke 100.00 acre tract and the west corner of that tract described as 225 acres in a deed from Corinda Crews Moeller to Moeller Family Limited Partnership dated July 17, 1995 and recorded in Volume 1164, Page 164 of the Hays County Official Public Records;

THENCE continuing with the northeast line of the Smith Tract I and southwest line of the Moeller Family Limited Partnership 225 acre tract, as fenced and used upon the ground, the following two courses:

1. S 39° 51' 17" E 486.98 feet to an 8" cedar fence post for an angle point, and
2. S 40° 33' 43" E 1658.52 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for the east corner of the Smith Tract I in the northwest line of that tract described as Tract III 100.71

acres in the previously mentioned deed to Jim R. Smith and being on the centerline of an old 30 foot wide roadway, pass at 1644.96 feet a 1" iron pipe found at the record south corner of the Moeller Family 225 acre tract being in the northwest line of the old roadway;

THENCE with the approximate centerline of the 30 foot old roadway and the common southeast line of the Smith Tract I and the northwest line of the Smith Tract III, the following two courses:

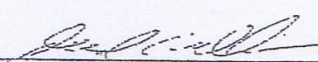
1. S 49° 40' 19" W 2.47 feet to a ½" iron rod set for an angle point, and
2. S 49° 54' 53" W 991.31 feet to a ½" iron rod set for an angle point at the west corner of the Smith Tract III, from which a 1" iron pipe found at the occupied north corner of that tract described as 511.299 acres in a deed from Kraak Holdings, Ltd. to J.K. Partners, Inc. dated December 28, 2000 and recorded in Volume 1757, Page 702 of the Hays County Official Public Records and southeast line of the old roadway bears S 40° 00' 02" E 14.37 feet;

THENCE leaving the Smith Tract III with the approximate centerline of the old 30 foot roadway for the southeast line of the Smith Tract I, S 50° 02' 00" W 1746.81 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for the south corner of the Smith Tract I;

THENCE leaving the approximate centerline of the old 30 foot roadway with a southwest line of the Smith Tract I and partly with the northeast line of the McClellan 65.90 acre tract, N 40° 34' 57" W 604.99 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for an interior corner of the Smith Tract I and the northeast corner of the McClellan 65.90 acre tract, pass at 14.50 feet a 6" cedar post at the east corner of the McClellan 65.90 acre tract in the northwest line of the old 30 foot roadway;

THENCE with the south line of the Smith Tract I and the north line of the McClellan 65.90 acre tract N 89° 58' 04" W 1694.89 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 272.24 acres, more or less, of land area as prepared from public records and a survey made on the ground on December 30, 1996 and April 12, 2002 by Byrn & Associates, Inc. of San Marcos, Texas. There is included within this tract a cemetery containing approximately 0.031 acres. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey". The Bearing Basis for this description is the southeast line of the Smith Tract III.


David C. Williamson, R.P.L.S. #4190

CLIENT: Smith, Jim R.
DATE: April 12, 2002
SURVEY: Frye, Farnam, A-183
Geister, John No. 6, A-202
Geister, John No. 7, A-203
Henderson, Charles A-226
COUNTY: Hays, Texas
JOB NO.: 25230-02-2
FND272.24

DESCRIPTION OF 85.44 ACRES, MORE OR LESS, OF LAND AREA IN THE FARNAM FRYE SURVEY, ABSTRACT NO. 183, THE JOHN F. GEISTER SURVEY NO. 7, ABSTRACT NO. 203, AND THE REBECCA BROWN SURVEY, ABSTRACT NO. 46, HAYS COUNTY, TEXAS AND BEING ALL OF THAT TRACT DESCRIBED AS TRACT II- 85.44 ACRES IN A DEED FROM THE ESTATE OF THOMAS CHAMBLESS JOHNSON III TO JIM R. SMITH DATED MARCH 12, 1997 AND RECORDED IN VOLUME 1326, PAGE 279 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the west line of State Highway No. 123 for the common southeast corner of the Smith Tract II, the southwest corner of that tract described as Tract 2 - 1,809 acres in a deed from J. M. Johnson to the State of Texas dated April 14, 1949 and recorded in Volume 143, Page 491 of the Hays County Deed Records and the northeast corner of that tract described as 10.00 acres in a deed from William C. Mann and Georgia Mann to the Fountain People, Inc. dated March 22, 1999 and recorded in Volume 1514, Page 842 of the Hays County Official Public Records;

THENCE leaving the west line of State Highway No. 123 and the PLACE OF BEGINNING as shown on that plat numbered 25230-02-3-d dated April 12, 2002 as prepared for Jim R. Smith by Byrn & Associates, Inc. of San Marcos, Texas, with the common southwest line of the Smith Tract II and the northwest line of the Fountain People tract, S 89° 38' 28" W 786.92 feet to a ¾" iron pipe found at the common south corner of the Smith Tract II and the east corner of that tract described as 2.000 acres in a deed from Clifford L. Caskey et ux to Steven M. Sisk dated December 22, 1999 and recorded in Volume 1619, Page 648 of the Hays County Official Public Records;

THENCE leaving the northwest line of the Fountain People tract with the common southwest line of the Smith Tract II and partly with the northeast line of the Sisk tract and partly with the northeast line of a 50 foot strip described in a deed from Gary R. Rausch et al to Hays County, Texas dated May 30, 1984 and recorded in Volume 481, Page 791 of the Hays County Real Property Records, the following two courses:

1. N 42° 32' 39" W 1604.74 feet to a ¾" iron pipe found for an angle point, pass at 576.19 the common north corner of the Sisk tract and the southeast corner of the Hays County 50 foot strip, and
2. N 19° 02' 55" E 346.10 feet to a ¾" iron rod found for a westerly south corner of that tract described as 14.00 acres in a deed from Carolyn S. Briggs and Helmer H. Hageman to Alex Salas and Gracie Garcia dated January 18, 1996 and recorded in Volume 1201, Page 807 of the Hays County Official Public Records being in the southeast line of that tract described as

147.54 acres in a deed from Leile Frances Jackson to Curtis D. Briggs and Helmer H. Hageman dated July 19, 1983 and recorded in Volume 398, Page 394 of the Hays County Deed Records (Salas 14.00 acre tract being a portion of the Briggs/Hageman 147.54 acre tract);

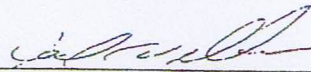
THENCE leaving the northeast line of the Hays County 50 foot strip with the common northwest line of the Smith Tract II and southeast line of the Briggs/Hageman 147.54 acre tract and being partly in conflict with the Salas tract as monumented, the following two courses:

1. N 25° 55' 58" E 16.92 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for an angle point (at the former location of a dead hackberry tree found in 1983), and
2. S 41° 38' 50" E 79.31 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for an angle point (at the record location of fence post found in 1983 and supported by its witness tree);

THENCE with the common northwest line of the Smith Tract II and southeast line of the Briggs/Hageman 147.54 acre tract and partly with southeast line of the Salas 14.00 acre tract and partly with the southeast line of that tract described as 87.759 acres in a deed from Carolyn S. Briggs and Helmer H. Hageman to Stokes Family Partners, Ltd. dated May 23, 1996 and recorded in Volume 1229, Page 208 of the Hays County Official Public Records, N 49° 44' 21" E 2598.31 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" in the west line of State Highway No. 123 for the common north of the Smith Tract II and the southeast corner of the Stokes Tract and northwest corner of the State of Texas Tract 2, pass at 1296.90 feet the common east corner of the Salas tract and the south corner of the Stokes tract;

THENCE with the common east line of the Smith Tract II and the west line of State Highway No. 123 and the State of Texas Tract 2, S 05° 10' 00" W (this being the Bearing Basis for this description) 3152.49 feet to the PLACE OF BEGINNING, pass at 2990.5 feet a TXDOT concrete monument found.

There are contained within these metes and bounds 85.44 acres, more or less, of land area as prepared from public records and a survey made on the ground on November 15, 1996 and April 12, 2002 by Byrn & Associates, Inc.


David C. Williamson, R.P.L.S. #4190

CLIENT: Smith, Jim R.
DATE: April 12, 2002
SURVEY: Frye, F., A-183
Geister, John No. 7, A-203
Brown, R. A-46
COUNTY: Hays, Texas
JOB NO.: 25230-02-3
FND85.44

DESCRIPTION OF 13.49 ACRES, MORE OR LESS, OF LAND AREA IN THE WILLIAM BLANTON SURVEY NO. 4, ABSTRACT NO. 59, AND WILLIAM BLANTON SURVEY NO. 5, ABSTRACT NO. 60, HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT DESCRIBED AS 100.00 ACRES IN A DEED FROM MILLER LAKE JOINT VENTURE TO AUBREY H. MOHNKE DATED JULY 10, 1991 AND RECORDED IN VOLUME 881, PAGE 703 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 10" creosote fence corner post in the northeast line of that tract described as 272.24 acres in a deed from the Estate of Thomas Chambliss Johnson, III to Jim R. Smith dated March 12, 1997 and recorded in Volume 1326, Page 279 of the Hays County Official Public Records at the common south corner of the Mohnke tract and the west corner of that tract described as 225 acres in a deed from Corinda Crews Moeller to Moeller Family Limited Partnership dated July 17, 1995 and recorded in Volume 1164, Page 164 of the Hays County Official Public Records;

THENCE leaving the PLACE OF BEGINNING as shown on that plat numbered 25260-02-c dated May 21, 2002 as prepared for Aubrey Mohnke by Byrn & Associates, Inc. of San Marcos, Texas with the common occupied southwest line of the Mohnke tract and the northeast line of the Smith tract, as fenced, N 40° 15' 25" W (this being the Bearing Basis for this description) 250.01 feet to a ½" iron rod set for the west corner of this description, from which a 10" cedar post found at the north corner of the Smith tract bears N 40° 15' 25" W 1582.80 feet;

THENCE leaving the common southwest line of the Mohnke tract and the northeast line of the Smith tract, crossing the Mohnke tract, N 50° 10' 22" E 2333.15 feet to a calculated point in the common northeast line of the Mohnke tract and the easterly southwest line of that tract described as 225.25 acres in a deed from Miller Lake Joint Venture to Glenn Ray Pape dated July 10, 1991 and recorded in Volume 881, Page 692 of the Hays County Official Public Records for the north corner of this description, pass at 418.07 feet, 836.14 feet, 1254.15 feet, 1672.28 feet and 1772.28 feet ½" iron rods set;

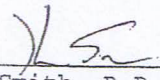
THENCE with the common northeast line of the Mohnke tract and the southwest line of the Pape tract, S 46° 20' 26" E 254.42 feet to a pipe post in the northwest line of the Moeller tract for the common east corner of the Mohnke tract and the easterly south corner of the Pape tract;

THENCE with the common occupied southeast line of the Mohnke tract and the northwest line of the Moeller tract, as fenced, the following three courses:

1. S 50° 18' 42" W 1144.92 feet to a 4" cedar post for an angle point,

2. S 50° 13' 26" W 758.22 feet to a burnt 4" cedar post for an angle point, pass at 37.54 feet a ½" iron rod found with an aluminum cap stamped "Byrn Survey", and
3. S 50° 05' 15" W 457.00 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 13.49 acres, more or less, of land area as prepared from public records and a survey made on the ground on May 21, 2002 by Byrn & Associates, Inc. of San Marcos, Texas. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey".



Kyle Smith, R.P.L.S. #5307

Filed for Record in:
Hays County
On: May 04, 2004 at 12:57P
Document Number: 04012507
Amount: 28.00
Receipt Number - 100400
By:
Lynn Curry, Deputy
Lee Carlisle, County Clerk
Hays County

CLIENT: Mohnke, A.
DATE: May 21, 2002
SURVEY: Blanton, Wm. No. 4, A-59
Blanton, Wm. No. 5, A-60
COUNTY: Hays, Texas
JOB NO.: 25260-02
FND13.49

GENERAL WARRANTY DEED

Date: May 3, 2004

Grantor: INSIGHT LAND GROUP, LTD., dba VISION LAND GROUP, LTD., a Texas limited partnership, acting by and through JERRAN DEVELOPMENT CO., its general partner

Grantor's Mailing Address:

333 Cheatham Street
San Marcos, Texas 78666
Hays County

Grantee: COTTONWOOD CREEK JDR, LTD., a Texas limited partnership, acting by and through ALAMO CREEK INVESTMENTS, INC., its general partner

Grantee's Mailing Address:

333 Cheatham Street
San Marcos, Texas 78666
Hays County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

100.71 acres of land, more or less, out of the ANDREW MITCHELL LEAGUE SURVEY, Abstract No. 220, in Guadalupe County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

INSIGHT LAND GROUP, LTD., dba VISION LAND GROUP, LTD.

BY: *Randall Morris*

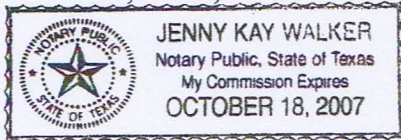
RANDALL MORRIS

President of JERRAN DEVELOPMENT CO.,
General Partner of INSIGHT LAND GROUP,
LTD., dba VISION LAND GROUP, LTD.

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on May 3, 2004, by
RANDALL MORRIS as President of JERRAN DEVELOPMENT CO., General partner of INSIGHT
LAND GROUP, LTD., dba VISION LAND GROUP, LTD..



Jenny Kay Walker
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

FITZGERALD, MAJORS & STEVENS, L.L.P.
POST OFFICE BOX 653
SAN MARCOS, TX 78667-0653
Tel: (512) 392-1273
Fax: (512) 396-8539

AFTER RECORDING RETURN TO:

✓ *Cottonwood Creek JDR*
333 Cheatham St.
San Marcos, TX 78666

DESCRIPTION OF 100.71 ACRES, MORE OR LESS, OF LAND AREA IN THE ANDREW MITCHELL LEAGUE SURVEY, ABSTRACT NO. 220, GUADALUPE COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED AS TRACT III - 100 ACRES IN A DEED FROM THE ESTATE OF THOMAS CHAMBLEES JOHNSON III TO JIM R. SMITH DATED MARCH 12, 1997 AND RECORDED IN VOLUME 1326, PAGE 279 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rod set for the west corner of the Smith Tract III in the southeast line of Tract I - 272.24 acres described in the previously mentioned deed to Jim R. Smith and in the approximate centerline of an old 30 foot roadway, from which a 4" cedar post in the northwest line of the old roadway bears N $46^{\circ} 02' 54''$ W 15.87 feet;

THENCE leaving the PLACE OF BEGINNING as shown on that plat numbered 25230-02-1-d dated April 12, 2002 as prepared for Jim R. Smith by Byrn & Associates, Inc. of San Marcos, Texas, with the common northwest line of the Smith Tract III and the southeast line of the Smith Tract I and the centerline of the old 30 foot roadway, the following two courses:

1. N $49^{\circ} 54' 53''$ E 991.31 feet to a $\frac{1}{2}$ " iron rod set for an angle point, and
2. N $49^{\circ} 40' 19''$ E 1005.55 feet to $\frac{1}{4}$ " iron rod set for the north corner of the Smith Tract III in the occupied southwest line of that tract described as "Tract Two - 100 acres" in a deed from Leonard Oscar Moeller et ux to the Moeller Family Limited Partnership dated July 17, 1995 and recorded in Volume 1156, Page 741 of the Guadalupe County Official Public Records, pass at 2.47 feet a $\frac{1}{4}$ " iron rod found with a plastic cap stamped "Byrn Survey" at the east corner of the Smith Tract I, from this north corner a 10" creosote fence post in the northwest line of the old roadway and occupied southeast line of that tract described as 225 acres in a deed from Corinda Crews Moeller to Moeller Family Limited Partnership dated July 17, 1995 and recorded in Volume 1164, Page 164 of the Hays County Official Public Records and being the occupied west corner of the Moeller Family Limited Partnership 100 acre Tract Two bears N $41^{\circ} 51' 28''$ W 15.77 feet;

THENCE S $39^{\circ} 31' 03''$ E 36.20 feet to a 6" cedar fence post in the southeast line of the old roadway for the possible record west corner of the Moeller Family Limited Partnership 100 acre Tract Two;

THENCE leaving the old roadway with the common northeast line of Smith Tract III and southwest line of the Moeller Family Limited Partnership 100 acre Tract Two, as fenced and used, the following two courses:


1. S 39° 31' 03" E 895.42 feet to a 4" cedar fence post for an angle point, and
2. S 39° 44' 11" E 801.90 feet to a 4" cedar fence corner post for the south corner of the Moeller Family Limited Partnership Tract Two and west corner of that tract described as "Tract One - 100.55 acres" in the previously mentioned deed to Moeller Family Limited Partnership;

THENCE leaving Tract Two with the common northeast line of the Smith Tract III and southwest line of the Moeller Family Limited Partnership Tract One, S 40° 12' 46" E 476.43 feet to a 4" cedar fence corner post for the east corner of the Smith Tract III and north corner of that tract described as 94.13 acres in a deed from Malcolm Fleming et ux to Arthur V. Kraak dated January 2, 1973 and recorded in Volume 462, Page 666 of the Guadalupe County Deed Records;

THENCE leaving the Moeller Family Limited Partnership 100.55 acre Tract One with the common southeast line of the Smith Tract III and northwest line of the Kraak 94.13 acre tract, as fenced and used, S 50° 00' 00" W (being the Bearing Basis of this description) 1987.06 feet to a 6" pipe corner post for the south corner of the Smith Tract III and west corner of the Kraak 94.13 acre tract in the northeast line of the that tract described as 511.299 acres in a deed from Kraak Holdings, Ltd. to JK Ranch Partners, Inc. dated December 28, 2000 and recorded in Volume 1757, Page 702 of the Hays County Official Public Records;

THENCE leaving the Kraak 94.13 acre tract with the common southwest line of the Smith Tract III and northeast line of the J K Ranch Partners 511.299 acre tract, as fenced and used, N 40° 00' 02" W 2202.67 feet to the PLACE OF BEGINNING, pass at 2188.30 feet a 1" iron pipe found at the north corner of the JK Ranch Partners tract.

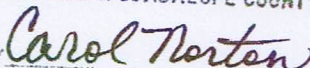
There are contained within these metes and bounds 100.71 acres, more or less, of land area as prepared from public records and a survey made on the ground on September 9, 1996 and April 12, 2002 by Byrn & Associates, Inc. of San Marcos, Texas. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey".


David C. Williamson, R.P.L.S. #4190

FILED FOR RECORD

04 MAY 20 PM 2:33

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

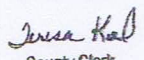
BY 

THE STATE OF TEXAS
COUNTY OF GUADALUPE

CLIENT: Smith, J.
DATE: April 12, 2002
SURVEY: Mitchell, A., A-220
COUNTY: Guadalupe, Texas
JOB NO.: 25230-02-1
FND100.71

I hereby certify that this instrument was
FILED on the date and at the time stamped
hereon by me and was duly recorded in the
Official Public Records of Guadalupe County,
Texas.




County Clerk
Guadalupe County Texas