

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: September, 2019

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	CHARLOS STEINMAN CSF CIVIL GROUP, LLC	Property Owner	BROOKFIELD RESIDENTIAL
Company		Company	
Applicant's Mailing Address	3636 EXECUTIVE CENTER SUITE 209, AUSTIN 78751	Owner's Mailing Address	11501 ALLENRA PKWY SUITE 100, AUSTIN 78758
Applicant's Phone #	512 917 1122	Owner's Phone #	512 791 0823
Applicant's Email	CHARLOS@CSFCIVILGROUP.COM	Owner's Email	ALEX.PAPAUSILION@BROOKFIELDRT.COM

PROPERTY INFORMATION

Proposed Subdivision Name: BLANCO VISTA TRACT M-2

Subject Property Address or General Location: TRAIL RIDGE PASS

Acres: 17.44 Tax ID #: R R1E736

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

DESCRIPTION OF REQUEST

Type of Plat: ☒ Preliminary Subdivision Plat ☐ Replat ☐ Concept Plat

Proposed Number of Lots: 85 S.F. Proposed Land Use: SINGLE-FAMILY

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 \$1,030 plus \$50 per acre Technology Fee \$12 MAXIMUM COST \$2,512*

*Replats that are not Administratively approved – Maximum Cost \$3,012

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

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 / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____

Date: 9-27-19

NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.*

☒ By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: _____

Date: 9-27-19

RECORDATION REQUIREMENTS***

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: \$ _____
- ☐ Tax Certificate, printed within 30 days of recordation date (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, Alex Papavasiliou
FOR Carma Blanco Vista LLC (owner) acknowledge that I am the rightful owner of the
property located at TRAIL RIDGE PASS (BLANCO VISTA TRACT M) (address).

I hereby authorize CSF Civil Group (agent name) to serve as my
agent to file this application for Preliminary Final Plat (application type),
and to work with the Responsible Official / Department on my behalf throughout the process.



Signature of Property Owner: [Signature] Date: 3.7.18

Printed Name: Alex Papavasiliou / Carma Blanco Vista LLC

Signature of Agent: [Signature] Date: 3-7-18

Printed Name: Charles E. Steinman, 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 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 \$88 plus an \$12 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 \$88 plus a \$12 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: _____

CHARLES E. STEINMAN, P.E.
CSF CIVIL GROUP

BRANCO VISTA TRACT M

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: CENTER POINT ENERGY

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: Devin Kleinfelder

Title: Marketing Consultant Date: 3/7/2018



BLANCO VISTA TRACT M

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: CHARTER COMMUNICATIONS

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Telephone Company Official: Suton Robert

Title: Construction Supervisor Date: 3/2/2018



BLANCO VISTA TRACT M

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

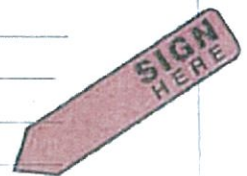
Name of Water Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s): SD

Comments / Conditions: _____

Signature of Water Official: [Signature]

Title: Water Dist Manager Date: 3-30-18



Blanco Vista Tract M

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

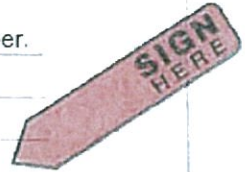
Applicable Utility Service Code(s): B

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: Required wastewater infrastructure to be installed by the developer.

Signature of Wastewater Official: [Signature]

Title: Wastewater Collections Manager Date: March 29, 2018



BLANCO VISTA TRACT M

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

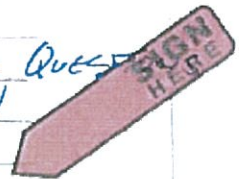
Name of Electric Service Provider: PEC

Applicable Utility Service Code(s): A

Comments / Conditions: ALL EASEMENTS, CONSTRUCTION & REMOVAL QUESTIONS WILL BE DISCUSSED + HANDLED DURING APPLICATION PROCESS.

Signature of Electric Company Official: [Signature]

Title: DESIGNER Date: 3/20/18



TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail

San Marcos, TX 78666

Ph: 512-393-5545 Fax: 512-393-5517

Scan this code with
your mobile phone to
view this bill!!**Receipt Number: SM-2019-1148703**

Payor: BROOKFIELD RESIDENTIAL (TEXAS)

Owner: CARMA BLANCO VISTA LLC
C/O BROOKFIELD RESIDENTIAL
11501 ALTERRA PKWY
STE 100
AUSTIN, TX 78758-3201

Quick Ref ID: R18736

Owner: CARMA BLANCO VISTA LLC

Property: 10-0467-0012-00000-2

Legal Description: A0467 WILLIAM WARD SURVEY,
ACRES 129.245Situs Address: OLD STAGECOACH RD SAN MARCOS
TX 78666Owner Address: C/O BROOKFIELD RESIDENTIAL
11501 ALTERRA PKWY
STE 100
AUSTIN, TX 78758-3201

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2018						
City Of San Marcos	968870	0.613900	5,947.89	5,947.89	0.00	5,947.89
AUSTIN COMMUNITY COLLEGE DISTRICT	968870	0.104800	1,015.37	1,015.37	0.00	1,015.37
Hays Consolidated ISD	968870	1.537700	14,898.32	14,898.32	0.00	14,898.32
Special Road Dist	968870	0.043800	424.37	424.37	0.00	424.37
Hays County	968870	0.389900	3,777.62	3,777.62	0.00	3,777.62
Total Payment Amount						\$26,063.57

Date Paid: 1/29/2019

Effective Date: 1/29/2019

Station/Till: ELIZABETH/Elizabeth's Till

Account Summary
2018



Jenifer O'Kane, Tax Assessor/Collector
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5547

CARMA BLANCO VISTA LLC
C/O BROOKFIELD RESIDENTIAL
11501 ALTERRA PKWY
STE 100
AUSTIN, TX 78758-3201

Property: 10-0467-0012-00000-2
Quick Ref ID: R18736
Owner: CARMA BLANCO VISTA LLC
Situs Address: OLD STAGECOACH RD SAN MARCOS
TX 78666
Legal Description: A0467 WILLIAM WARD SURVEY,
ACRES 129.245

Exemptions:

Tax Bill (Effective Date: 9/25/2019)

Balance Due if Paid By 9/30/2019: \$0.00

Bill	Levy	Levy Balance	P & I	Collection Penalty	Amt Paid	Balance
AUSTIN COMMUNITY COLLEGE DISTRICT	\$1,015.37	\$0.00	\$0.00	\$0.00	\$1,015.37	\$0.00
City Of San Marcos	\$5,947.89	\$0.00	\$0.00	\$0.00	\$5,947.89	\$0.00
Hays County	\$3,777.62	\$0.00	\$0.00	\$0.00	\$3,777.62	\$0.00
Special Road Dist	\$424.37	\$0.00	\$0.00	\$0.00	\$424.37	\$0.00
Hays Consolidated ISD	\$14,898.32	\$0.00	\$0.00	\$0.00	\$14,898.32	\$0.00
Totals	\$26,063.57	\$0.00	\$0.00	\$0.00	\$26,063.57	\$0.00

Balance Due if Paid By 9/30/2019: \$0.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Effective Date: June 29, 2004

Grantor: HUGHSON INVESTMENTS, LTD, a Texas limited partnership

Grantor's Mailing Address: 3300 South Old Stagecoach Road
Kyle, Texas 78640

Grantee: CARMA BLANCO VISTA, LTD.

Grantee's Mailing Address: 350 N. St Paul, Suite 2900
Dallas, Texas 75201

Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

TRACT 1: Being 161.325 acres, more or less, situated in the William Ward League, Patent No. 609, in Hays County, Texas, more particularly described by metes and bounds in *Exhibit "A"* attached hereto and made a part hereof

TRACT 2: Being 6.067 acres, more or less, situated in the William Ward League, Patent No. 609, in Hays County, Texas, more particularly described by metes and bounds in *Exhibit "B"* attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

1. Taxes for the year 2004 and subsequent years not yet due and payable and subsequent assessments for prior years due to change in land, usage or ownership.
2. Dedication of Right-of-Way from Stanley C. Hughson to the County of Hays, dated April 19, 2000, recorded in Volume 1664, Page 819 of the Official Public Records of Hays County, Texas.
3. Pipe line easement granted to The Texas Pipe Line Company, by instrument dated August 30, 1928, recorded in Volume 96, Page 565 of the Deed Records of Hays County, Texas.

Bk Vol Pg
04018628 DPR 2494 628

4. Pipe line appurtenances easement granted to Texas-New Mexico Pipe Line Company, by instrument dated June 8, 1967, recorded in Volume 219, Page 594 of the Deed Records of Hays County, Texas
5. The terms, conditions and stipulations set out in that certain Boundary Line Agreement #1 dated June 4, 2003, recorded in Volume 2287, Page 166 of the Official Public Records of Hays County, Texas.
6. The terms, conditions and stipulations set out in that certain Boundary Line Agreement #2 dated June 4, 2003, recorded in Volume 2287, Page 160 of the Official Public Records of Hays County, Texas.
7. Rights of tenant in possession under the agricultural lease this date assigned to Grantee.
8. A covenant and restriction that no part of the Property may be used for the placement of manufactured housing

Grantor, for the consideration and subject to the reservations from, and 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 wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

HUGHSON INVESTMENTS, LTD.,
a Texas limited partnership, by
Hughson Management, LLC, its General Partner

By: 
Stanley C. Hughson, President

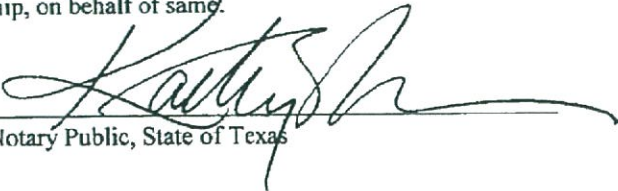
Bk Vol Pg
04018628 DPR 2494 629

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on June 28, 2004, by STANLEY C. HUGHSON, President of Hughson Management, LLC, the General Partner of HUGHSON INVESTMENTS, LTD., a Texas limited partnership, on behalf of same.




Notary Public, State of Texas

Prepared in the Law Offices of:

REAGAN BURRUS DIERKSEN
LAMON & BLUNTZER, PLLC
401 Main Plaza, Suite 200
New Braunfels, Texas 78130

After Recording Return to:



Professional Land Surveying, Inc.
Surveying and Mapping

Bk Vol Ps
016018428485172494 630
Fax 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

161.325 ACRES

A DESCRIPTION OF 161.325 ACRES OF LAND OUT OF THE WILLIAM WARD LEAGUE, PATENT NO 609, BEING A PORTION OF A 101.8 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO STANLEY CARLTON HUGHSON, DATED DECEMBER 30, 1982, RECORDED IN VOLUME 389, PAGE 330 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 106.126 ACRE TRACT OF LAND DESCRIBED IN AN EXCHANGE WARRANTY DEED TO STANLEY CARLTON HUGHSON, DATED DECEMBER 22, 1995, RECORDED IN VOLUME 1196, PAGE 855 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 161.325 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set at the base of an old cedar fence post in the apparent east right-of-way line of Old Stagecoach Road (right-of-way width varies), at the northwest corner of the said 101.8 acre tract, being a south corner of approximately 392.8 acres of land described in a deed of record in Volume 1164, Page 883 of the Deed Records of Hays County, Texas;

THENCE South 65°58'27" East, departing the apparent east right-of-way line of Old Stagecoach Road, along the common north line of the 101.8 acre tract and south line of the said 392.8 acre tract, a distance of 1285.04 feet to a 1/2" rebar with cap set at the base of an old cedar fence post, being at the northeast corner of the 101.8 acre tract, being also at the northwest corner of the said 106.126 acre tract;

THENCE continuing along the south line of the 392.8 acre tract, with the northeasterly line of the 106.126 acre tract, the following six (6) courses:

- 1 South 65°44'10" East, a distance of 834.11 feet to a 1/2" rebar with cap set at the base of an old cedar fence post;
2. South 70°38'35" East, a distance of 235.18 feet to a nail found in a fence post;
3. South 16°26'13" West, a distance of 198.76 feet to a 1/2" rebar with cap set at the base of a fence post;
- 4 South 25°19'13" West, a distance of 549.21 feet to a 1/2" rebar with cap set at the base of a fence post,

EXHIBIT "A"

- 5 South 25°57'35" West, a distance of 182.26 feet to a 1/2" rebar with cap set at the base of an old cedar fence post;
6. South 41°39'43" East, a distance of 561.43 feet to a 1/2" rebar with cap set at a fence corner for the northeast corner of the 106.126 acre tract, being in the northwest line of a 199.238 acre tract of land described in a deed of record in Volume 427, Page 419 of the Deed Records of Hays County, Texas;

THENCE South 42°30'56" West, along the northwest line of the said 199.238 acre tract, being the southeast line of the 106.126 acre tract, a distance of 1802.22 feet to a 1/2" rebar found at the north corner of a 64.873 acre tract of land described in a deed of record in Volume 1498, Page 491 of the Official Public Records of Hays County, Texas;

THENCE continuing along the southeast line of the 106.126 acre tract, South 42°27'42" West, with the northwest line of the said 64.873 acre tract, a distance of 1088.95 feet to a 1/2" rebar with cap set at the south corner of the 106.126 acre tract, being the east corner of a 50 acre tract of land described in a deed of record in Volume 1196, Page 849 of the Deed Records of Hays County, Texas;

THENCE North 47°32'18" West, along the southwest line of the 106.126 acre tract, being the northeast line of the said 50 acre tract, a distance of 469.14 feet to a 1/2" rebar with cap set in the curving east right-of-way line of Old Stagecoach Road (70' right-of-way), described in a deed of record in Volume 1664, Page 819 of the Official Public Records of Hays County, Texas, and revised in a deed of record in Document No. 9927280 of the Official Public Records of Hays County, Texas, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road bears South 23°39'41" West, a chord distance of 991.30 feet;

THENCE with the east right-of-way line of Old Stagecoach Road, over and across the 106.126 acre tract, along a curve to the left, having a radius of 3020.00 feet, an arc length of 1121.47 feet, and a chord which bears North 03°34'36" East, a distance of 1115.03 feet to a 1/2" rebar with cap set in the common line of the 106.126 acre tract and the 101.8 acre tract;

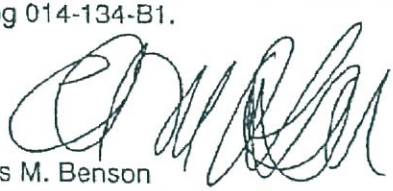
THENCE continuing along the east right-of-way line of Old Stagecoach Road, over and across the 101.8 acre tract, the following five (5) courses:

EXHIBIT "A"

- 1 Along a curve to the left, having a radius of 3020.00 feet, an arc length of 1127.52 feet, and a chord which bears North 17°45'27" West, a distance of 1120.99 feet to a 1/2" rebar with cap set for a point of tangency;
2. North 28°27'11" West, a distance of 308.82 feet to a 1/2" rebar found for a point of curvature, from which a 1/2" rebar found for a point of curvature in the west right-of-way line of Old Stagecoach Road bears South 61°34'36" West, a distance of 70.04 feet;
3. Along a curve to the right, having a radius of 665.00 feet, an arc length of 862.55 feet, and a chord which bears North 08°41'38" East, a distance of 803.34 feet to a 1/2" rebar found for a point of tangency;
4. North 45°50'58" East, a distance of 446.79 feet to a 1/2" rebar found for a point of curvature;
- 5 Along a curve to the left, having a radius of 284.99 feet, an arc length of 194.75 feet, and a chord which bears North 26°16'23" East, a distance of 190.98 feet to a 1/2" rebar with cap set,

THENCE North 06°24'22" East, along the apparent east right-of-way line of Old Stagecoach Road, a distance of 302.71 feet to the POINT OF BEGINNING, containing an area of 161.325 acres of land, more or less.

Surveyed on the ground in July 2003. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA Control Network. Attachments: Drawing 014-134-B1.


Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863

July 23, 2003

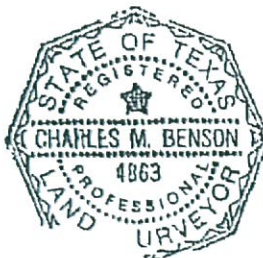


EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

Office 512-441-8124 Vol Pa
05018528 DPR 2494 633
Fax 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

TRACT 2
6.067 ACRES

A DESCRIPTION OF 6.067 ACRES OUT OF THE WILLIAM WARD LEAGUE, PATENT NO. 609, BEING A PORTION OF A 50 ACRE TRACT OF LAND DESCRIBED IN A EXCHANGE WARRANTY DEED TO STANLEY CARLTON HUGHSON DATED DECEMBER 22, 1995, AND APPEARING OF RECORD IN VOLUME 1196, PAGE 849 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 6 067 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set at the east corner of the said 50 acre tract, being the south corner of a 106.126 acre tract described in a Exchange Warranty Deed to Stanley Carlton Hughson dated December 22, 1995, and appearing of record in Volume 1196, page 855 of the Deed Records of Hays County, Texas, being also in the northwest line of a 64.873 acre tract described in a Warranty Deed With Vendor's Lien to Dale Lowden Excavating, Inc., dated December 29, 1998 and appearing of record in Volume 1498, Page 491 of the Deed Records of Hays County, Texas, from which a 1/2" rebar found in the southeast line of the said 106 126 acre tract, at the north corner of the said 64 873 acre tract, being also the west corner of a 199 238 acre tract described in a Warranty Deed With Vendor's Lien to a Centex Associates, dated March 22, 1984 and appearing of record in Volume 427, Page 419 of the Deed Records of Hays County, Texas, bears North 42°27'42" East, a distance of 1088.95 feet,

THENCE South 42°27'42" West, along the common line of the 50 acre tract and the said 64.873 acre tract, a distance of 950 22 feet to a nail found at the east corner of a 2.34 acre tract described in a Warranty Deed With Vendor's Lien to Alan Dale Lowden and wife, Sharon Lanette Lowden, dated October 10, 2000 and appearing of record in Volume 1728, Page 233 of the Deed Records of Hays County, Texas;

THENCE North 43°03'36" West, along the southwest line of the said 50 acre tract, same being the northeast line of the said 2 34 acre tract, a distance of 150 38 feet to a 1/2" rebar found at the north corner of the 2.34 acre tract, being in the northeast right-of-way line of Old Stagecoach Road (70' right-of-way), described in deeds of record in Document No. 9927280, Official Public Records, and in Volume 1664, Page 819, Deed Records, both of Hays County, Texas;

THENCE with the northeast right-of-way line of Old Stagecoach Road, continuing over and across the 50 acre tract, along a curve to the left, having a radius of 3020 00 feet, an arc length of 995.79 feet, and a chord which bears North 23°40'34" East, a distance of 991 29 feet to a 1/2" rebar with cap set in the northeast line of the 50 acre tract, being the southwest line of the 106.126 acre tract;

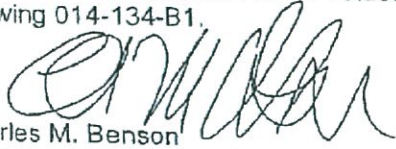
EXHIBIT "B"

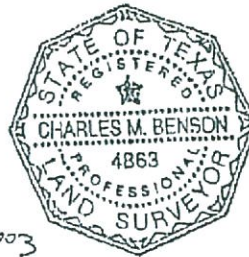
Bk Vol Ps
04018628 OPR 2494 634

Page 2 of 2

THENCE South 47°32'18" East, departing the northeast right-of-way line of Old Stagecoach Road, along the common line of the 50 acre tract and the 106 126 acre tract, a distance of 469.14 feet to the POINT OF BEGINNING, containing 6 067 acres of land, more or less

Surveyed on the ground in November 2003. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 014-134-B1.


Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863



December 15, 2003

EXHIBIT "B"

11-GF# 31490
RETURN TO: HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN, TEXAS 78701

Filed for Record in:
Hays County
On: Jun 30, 2004 at 01:23P
Document Number: 04018628
Amount: 28.00
Receipt Number - 104395
By:
Rose Robinson, Deputy
Lee Carlisle, County Clerk
Hays County