

**MASONRY DEVELOPMENT AGREEMENT
ESTABLISHING DEVELOPMENT STANDARDS
FOR THE SULLIVAN DEVELOPMENT**

This Development Agreement Establishing Development Standards for the Sullivan Development (the "Agreement") is made and entered into, effective as of the 13th day of October, 2021, by and between the **City of Umland Texas**, a Texas general law municipal corporation (the "City"), **Lennar Homes of Texas Land and Construction, LTD**, a Texas limited partnership (the "Developer"), and **RH and JS Land Development, LLC**, a Texas limited liability company (the "Owner"). The City, the Developer, and the Owner are sometimes referred to herein as the "Parties." The Parties agree as follows.

Section 1. Purpose; Consideration.

- (a) The Owner owns that certain 113.478 acre tract located in Hays County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property"), which is zoned as a single-family residential subdivision (the "Development"). The Developer has contracted with the Owner to purchase the Property in phases. The Owner and the Developer desire that the City be able to enforce the development standards set forth herein through its building permit, inspection, and certificate of occupancy processes by this agreement, given that House Bill 2439 adopted in the 86th Legislative Session limits the ability of cities to enforce certain development standards governing building materials by ordinance.
- (b) The Owner and the Developer will benefit from the City enforcing the Development Standards as set forth herein because it will be more efficient and cost-effective for compliance to be monitored and enforced through the City's building permit and inspection processes and will help ensure that the Development is built out as planned by the Owner and the Developer after conveyance to the builder of homes or other buildings and structures authorized by the applicable zoning regulations. The City will benefit from this Agreement by having assurance regarding certain development standards for the Development, having certainty that such Development Standards may be enforced by the City, and preservation of property values within the City.
- (c) The benefits to the Parties set forth in this Article 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Section 2. Term; Termination.

- (a) The term of this Agreement shall be in full force and effect from the Effective Date hereof, subject to earlier termination as provided in this Agreement. Unless earlier terminated as provided in this Agreement, this Agreement shall terminate upon the issuance of the final certificate of occupancy for the final structure in the Development.
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if the Owner

or the Developer defaults under the terms of this Agreement, subject to the notice and cure provisions in Section 6.

Section 3. Development Standards.

- (a) **Masonry Façade Requirements.** The front elevation of all single family dwellings shall consist of at least seventy-five (75) percent masonry materials excluding features such as doors, windows, trim and accent features on non-load bearing elements. The term “masonry” when used in this Agreement is defined as stone, simulated stone, brick, hard-coat stucco, and cement-based siding. The following façade requirements are further regulated as follows:
- 1) The rear elevation of all single family dwellings that back to Plum Creek Road shall be constructed of at least seventy-five (75) percent masonry materials excluding features such as doors, windows, trim and accent features on non-load bearing elements.
 - 2) The street side elevation of all corner lot single family dwellings shall be constructed of at least seventy-five (75) percent masonry materials excluding features such as doors, windows, trim and accent features on non-load bearing elements.
 - 3) Typical side and rear elevations of all other single family dwellings shall be constructed of any building product or material that is approved for such use by the national model code published within the last code cycle for residential construction to include optional masonry options.
- (b) **Garage Door Specifications.** Garage Doors shall be constructed using a faux wood finish, paint grade embossed metal resembling wood panels, or carriage style doors on any building product or material that is approved for such use by the national model code published within the last code cycles for residential construction.
- (c) **Roofing Materials.** Roofs shall have a minimum roof pitch of 4:12. Colors will be restricted to two colors determined by the homebuilder.
- (d) **Building Elevations.** Exterior elevations shall vary so that no adjacent units nor units directly across a roadway from each other shall have the same elevation or exterior materials.
- (e) **Building Permits.** The Owner and the Developer acknowledge and agree that compliance with Section 3(a) will be a condition of issuance of building permits and certificates of occupancy. The Owner and the Developer further agrees that the City may use its building permitting, inspection, and enforcement processes and procedures to enforce the requirements of Section 3(a) above, including but not limited to rejection of applications and plans, stop work orders, and disapproval of inspections for applications and/or work that does not comply with this Agreement. Applications and plans for a building permit must demonstrate compliance with this Agreement in order for a building permit to be issued. Applications for building permits must be in compliance with this Agreement, as well as the Applicable Regulations, in order for such application to be approved and a building permit issued. Plans demonstrating compliance with this Agreement must

accompany a building permit application and will become a part of the approved permit. Any structure constructed on the Property must comply with this Agreement and the Applicable Regulations for a certificate of occupancy to be issued for such structure.

Section 4. Development of the Property. Except as modified by this Agreement, the Development and the Property will be developed in accordance with all applicable local, state, and federal regulations, including but not limited to the City's ordinances and the zoning regulations applicable to the Property, and such amendments to City ordinances and regulations that that may be applied to the Development and the Property under Chapter 245, Texas Local Government Code, and good engineering practices (the "Applicable Regulations"). If there is a conflict between the Applicable Regulations and the Development Standards, the Development Standards shall control.

Section 5. Assignment of Commitments and Obligations; Covenant Running with the Land. This Agreement shall constitute a covenant that runs with the Property and is binding on future owners of the Property, and a copy of this Agreement shall be recorded in the Official Public Records of Hays County, Texas. The Owner, the Developer and the City acknowledge and agree that this Agreement is binding upon the City, the Owner, and the Developer and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

Section 6. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party of notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. In addition to the other remedies set forth herein, the City may withhold approval of a building permit application or a certificate of occupancy for a structure that does not comply with the Development Standards. After conveyance of portions of the Property to the Developer from time to time, the Owner shall not be liable for the Developer's actions with respect to portions of the Property owned by the Developer, and the Developer shall not be liable for the Owner's actions with respect to portions of the Property owned by the Owner.

Section 7. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

Section 8. Attorneys Fees. In the event of action pursued in court to enforce rights under this Agreement, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

Section 9. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

Section 10. Force Majeure.

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.
- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

Section 11. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Umland
Attn: City Administrator
15 N. Old Spanish Trail
Umland, Texas 78640
Hays County

with copy to:

The Knight Law Firm, LLP
Attn: Paige H. Saenz, Partner

223 West Anderson Lane, Suite A-105
Austin, Texas 78752
Travis County

Any notice mailed to the Developer shall be addressed:

Lennar Homes of Texas Land and Construction, LTD.
Attn: Kevin Pape, Authorized Agent
13620 N FM 620, Building B, Suite 150
Austin, TX 78717

Any notice mailed to Owner shall be addressed:

RH & JS Land Development, LLC
Attn: Jake Sullivan
813 Theresa Avenue
Austin, Texas 78703

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Section 12. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement, the Owner and Developer hereby waive any and all claims or causes of action against the City that the Owner or the Developer may have for or with respect to any duty or obligation undertaken by the Owner or the Developer pursuant to this Agreement, including any benefits that may have been otherwise available to the Owner or the Developer but for this Agreement.

Section 13. Severability. Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

Section 14. Agreement and Amendment. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

Section 15. No Joint Venture. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the City pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

Section 16. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

Section 17. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

Section 18. Recordation. This Agreement or a memorandum of Agreement acceptable to the City and Developer shall be recorded in the Official Public Records of Hays County, Texas.

Section 20. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Hays County, Texas. Venue shall lie exclusively in Hays County, Texas.

Section 21. Anti-Boycott Verification. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts Israel or (ii) will boycott Israel through the term of this Agreement. Further, the Owner represents that neither the Owner nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Owner (i) boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

Section 22. Anti-Discrimination Verification – Firearm Entities and Firearm Trade Associations. To the extent the Agreement constitutes a contract for goods or services within the meaning of Section 2274 of the Texas Government Code, as amended, solely for purposes of compliance with therewith, and subject to applicable Federal law, the Developer represents that the Developer and all wholly owned subsidiary, majority-owned subsidiary, parent company and affiliates of Developer do not, and will not for the duration of this agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade

association. Further, the Owner represents that the Owner and all wholly owned subsidiary, majority-owned subsidiary, parent company and affiliates of Owner do not, and will not for the duration of this agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association. The phrase “Discriminates Against a Firearm Entity or Firearm Trade Association” as used in this paragraph have the meanings assigned to the phrase “Discriminate Against a Firearm Entity or Firearm Trade Association” in Section 2274.001(3) of the Texas Government Code, as amended.

Section 23. Anti-Boycott Verification – Energy Companies. To the extent the Agreement constitutes a contract for goods or services within the meaning of Section 2274 of the Texas Government Code, as amended, solely for purposes of compliance with therewith, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts energy companies or (ii) will boycott energy companies through the term of this Agreement. The phrase “Boycott Energy Companies” as used in this paragraph have the meanings assigned to the phrase “Boycott Energy Company” in Section 809.001 of the Texas Government Code, as amended.

Section 24. Iran, Sudan and Foreign Terrorist Organizations. To the extent this Agreement constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code. Further, Owner represents that Owner nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code

Section 25. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

Section 26. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A – Property Description & Sketch

EXECUTED in multiple originals this the 13th day of October 2021.

CITY:

City of Umland, Texas

a Texas general law municipal corporation

Attest:

By: Kim Weatherford
Name: Kim Weatherford
Title: City Secretary

By: [Signature]
Name: Naomi Schrock
Title: Mayor

THE STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was acknowledged before me on this 13th day of October, 2021, by Naomi Schrock, Mayor of the City of Umland, Texas, a Texas general law municipal corporation, on behalf of said corporation.

Kimberly Dawn Weatherford
Notary Public, State of Texas



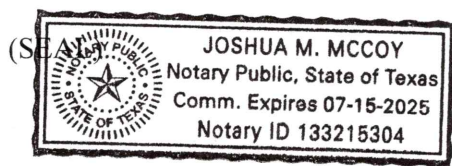
OWNER:

RH & JS Land Development, LLC, a Texas limited liability company

By: *Jake Sullivan*
Name: *Jake Sullivan*
Title: *owner*

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this *2nd* day of *December*, 20*21*, by *Jake Sullivan* (name), *owner* (title) of RH & JS Land Development, LLC, a Texas limited liability company, on behalf of said company.

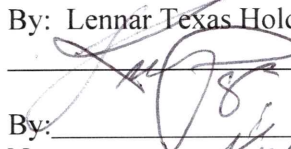


Joshua M. McCoy
Notary Public, State of Texas

DEVELOPER:

Lennar Homes of Texas Land and Construction,
LTD, a Texas limited Partnership

By: Lennar Texas Holding Company, a



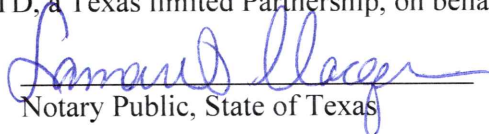
By: _____

Name: Kevin Pape

Title: Authorized Agent

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this 1st day of December, 2021, by Kevin Pape (name), authorized agent (title) of Lennar Texas Holding Company, a _____ company, General Partne of Lennar Homes of Texas Land and Construction, LTD, a Texas limited Partnership, on behalf of said company.



Notary Public, State of Texas

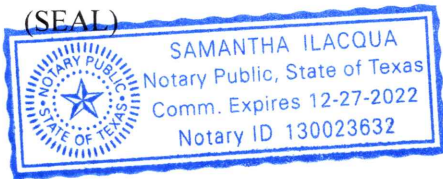


EXHIBIT "A"

Description of Property

FIELD NOTES

BEING ALL OF THAT CERTAIN 113.478 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOHN STEWART SURVEY, ABSTRACT NUMBER 14, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CALLED 129.710 ACRE TRACT OF LAND, CONVEYED TO RH & JS LAND DEVELOPMENT IN VOLUME 3761, PAGE 193, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 113.478 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point at the east corner of said 129.710 acre tract of land, being at the north corner of Lot 1, Noguez Subdivision, recorded in Book 13, Page 201, Plat Records of Hays County, Texas, and being in the southwest line of High Road (R.O.W. Varies),

THENCE, S44°54'46"W, with the southeast line of said 129.71 acres tract and the northwest line of said Noguez Subdivision, a distance of 395.17 feet to a calculated point for the POINT OF BEGINNING of the herein described tract of land,

THENCE, continuing with the southeast line of said 129.71 acres tract, the northwest line of said Noguez Subdivision, the northwest line of a called 5.24 acre tract of land, conveyed to Maria Hernandez in Volume 2163, Page 629, Official Public Records of Hays County, Texas, and the northwest line of Summer Sun Subdivision, recorded in Book 10, Page 67, Plat Records of Hays County, Texas, the following three (3) courses and distances, numbered 1 through 3,

- 1) S44°54'46"W, a distance of 317.28 feet to a calculated point for corner,
- 2) S44°54'59"W, a distance of 673.63 feet to a calculated point for corner, and
- 3) S45°03'39"W, a distance of 1939.83 feet to a calculated point at the west corner of Lot 1, Block A of said Summer Sun Subdivision, being the south corner of said 129.710 acre tract of land, and being in the northeast line of Cotton Gin Road (R.O.W. Varies),

THENCE, N43°51'59"W, with a southwest line of said 129.710 acre tract of land, and the northeast line of said Cotton Gin Road, a distance of 578.08 feet to a calculated point at the south corner of a called 1 acre tract of land conveyed to Charles & Beverley Jane Hunt in Instrument Number 18045307, Official Public Records of Hays County, Texas,

THENCE, N44°58'49"E, with the southeast line of said 1 acre tract and with a northwest line of said 129.710 acre tract of land, a distance of 381.33 feet to a calculated point at the east corner of said 1 acre tract of land,

THENCE, N44°55'37"W, with a southwest line of said 129.710 acre tract of land, the northeast line of said 1 acre tract and with the north east line of a called 5 acre tract of land conveyed to Anthony and Susan Lee King in Volume 1339, Page 546, Official Public Records of Hays County, Texas, a distance of 688.13 feet to a calculated point at a west corner of said 129.710 acre tract, being the north corner of

said 5 acre tract, and being in the southeast line of a called 10.10 acre tract of land conveyed to Jorge & Alison Garcia in Volume 2039, Page 511, Official Public Records of Hays County, Texas, for a west corner of the herein described tract of land,

THENCE, with the common lines of said 129.710 acre tract and said 10.10 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N43°33'52"E, a distance of 307.87 feet to a calculated point at the east corner of said 10.10 acre tract of land, and
- 2) N43°22'29"W, a distance of 655.90 feet to a calculated point at the north corner of said 10.10 acre tract of land, being in the southeast line of Plum Creek Road (R.O.W. Varies), for the west corner of the herein described tract of land,

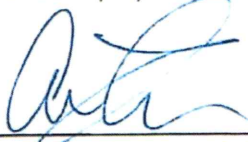
THENCE, with a northwest line of said 129.710 acre tract of land and the southeast line of said Plum Creek Road, the following two (2) courses and distances, numbered 1 through 2,

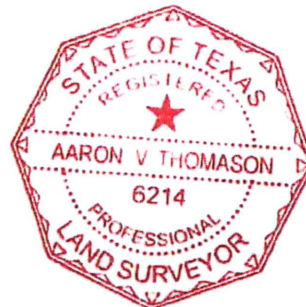
- 1) N43°44'03"E, a distance of 631.48 feet to a calculated point for corner, and
- 2) N46°24'02"E, a distance of 896.72 feet to a calculated point for a north corner of the herein described tract of land,

THENCE, over and across said 129.710 acre tract of land, the following five (5) courses and distances, numbered 1 through 5,

- 1) S43°53'41"E, a distance of 263.72 feet to a calculated point for corner,
- 2) N46°06'19"E, a distance of 826.13 feet to a calculated point for corner,
- 3) S44°33'14"E, a distance of 1612.57 feet to a calculated point for corner,
- 4) S45°26'46"W, a distance of 125.00 feet to a calculated point for corner, and
- 5) S44°16'50"E, a distance of 31.04 feet to the **POINT OF BEGINNING** and containing 113.478 acres of land.

These field notes were prepared from record information, and no on the ground survey was performed.

Prepared by:  ZOMAR2019
Aaron Thomason, R.P.L.S. NO. 6214
Carlson, Brigance & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160
aaron@cbdeng.com



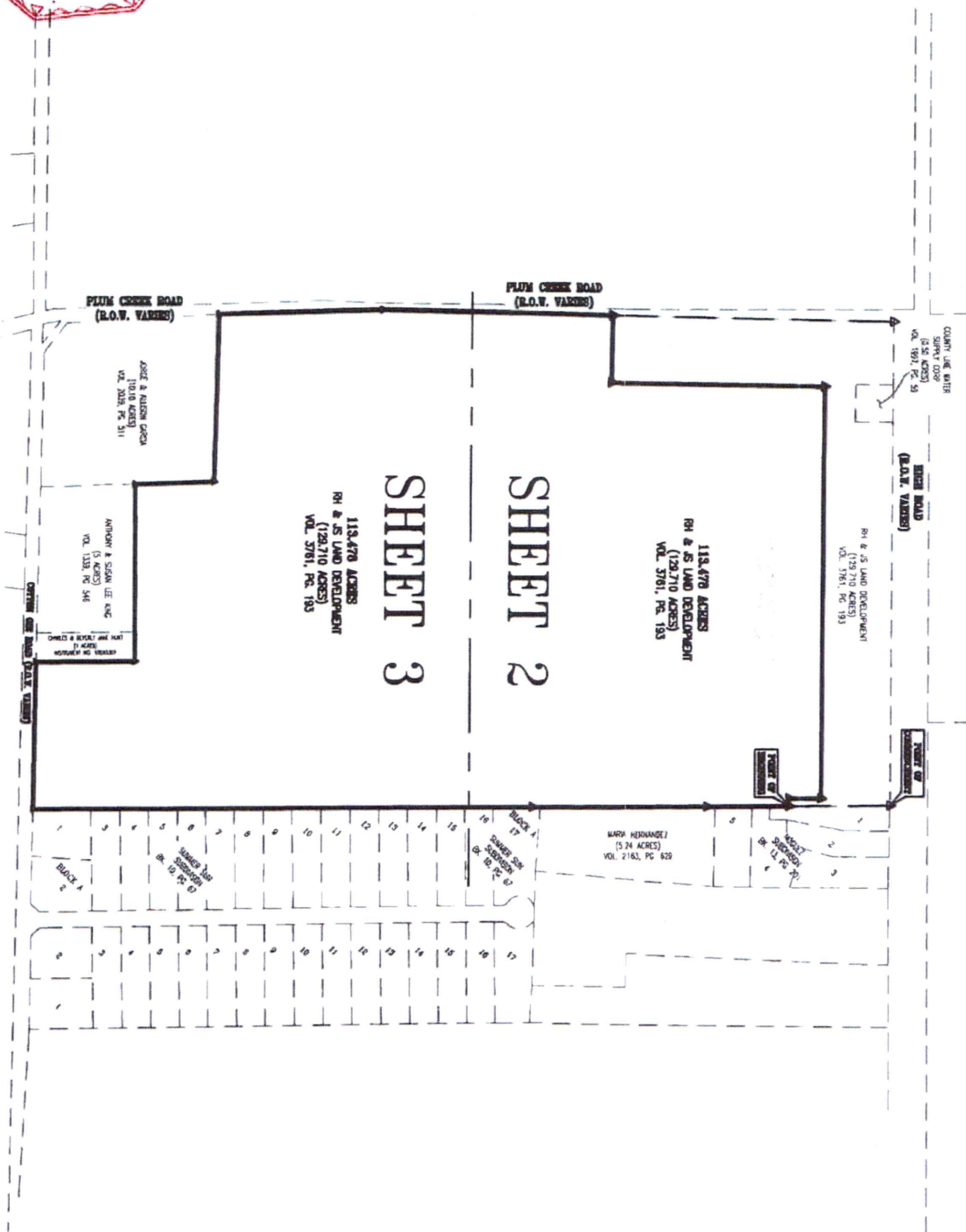
SKETCH TO ACCOMPANY FIELD NOTES




SCALE: 1" = 600'

LEGEND

▲ CALCULATED POINT



SHEET 1 OF 3



Carlson, Brigrance & Doering, Inc.

FRM ID #973791 REG. # 10024900

Civil Engineering Surveying

5501 West William Carmon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-- JAC3D\5099\SURVE\FN - ZONING TRACT # 2 - SF.DWG

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 300'

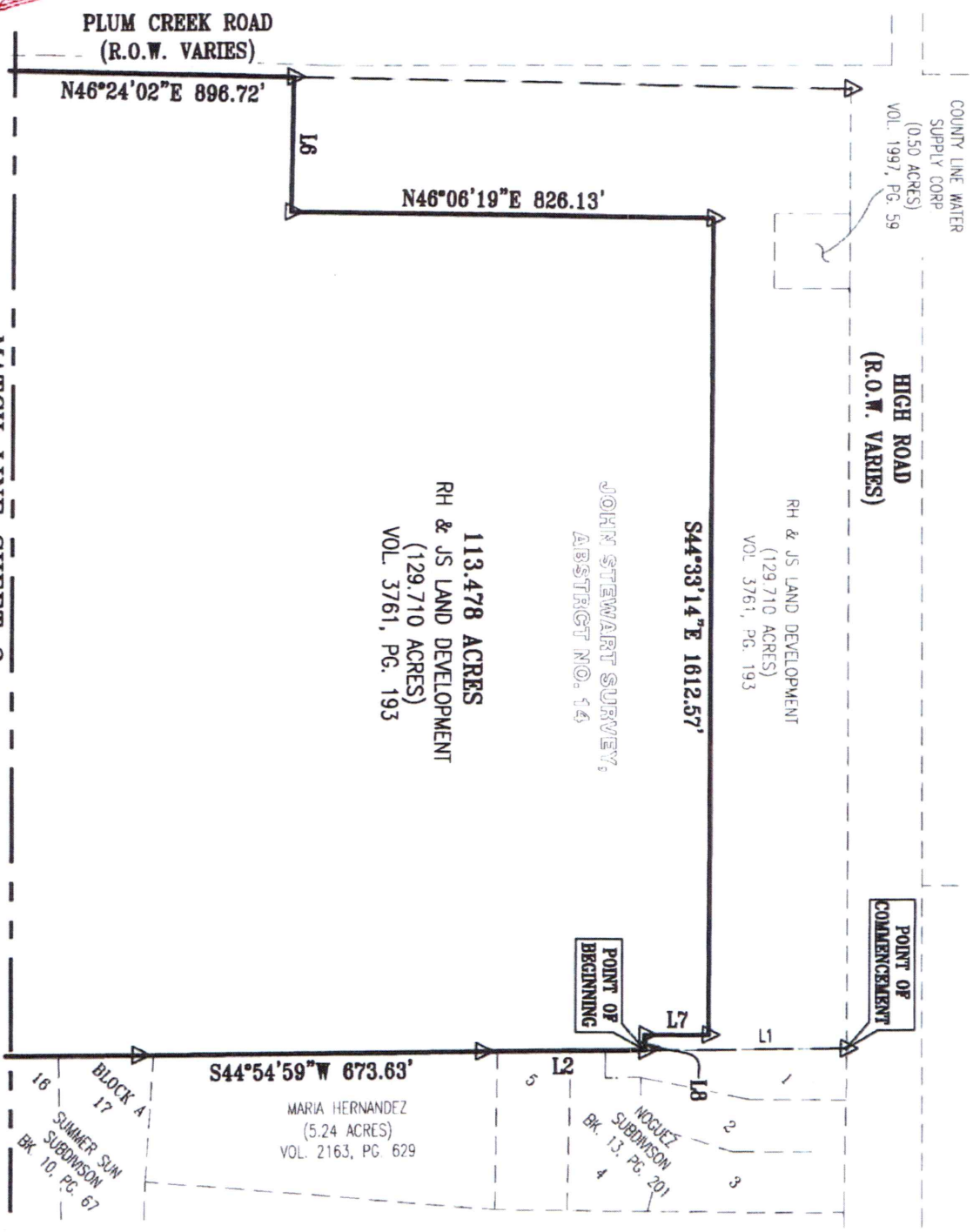
LEGEND

▲ CALCULATED POINT

Line Table		
Line #	Length	Direction
L1	395.17	S44°54'46"W
L2	317.28	S44°54'46"W
L3	578.08	N45°51'59"W
L4	381.33	N44°56'49"E
L5	307.87	N45°33'52"E
L6	263.72	S45°53'41"E
L7	125.00	S45°26'46"W
L8	31.04	S44°16'50"E



2019



MATCH LINE SHEET 3

SHEET 2 OF 3

CB&D

Carlson, Brigance & Doering, Inc.

PRIME ID #63791 REG. # 10026900

Carl Engineering & Surveying
5901 West Loop South, Suite 13719
Houston, Texas 77056
Phone: (713) 260-3160 Fax: (713) 280-5165

Surveying
Aerial Photography
Mapping
GIS

PATH-- JAC3D\5099\SURVEY\FN - ZONING TRACT # 2 - SF.DWG

SKETCH TO ACCOMPANY FIELD NOTES
MATCH LINE SHEET 2



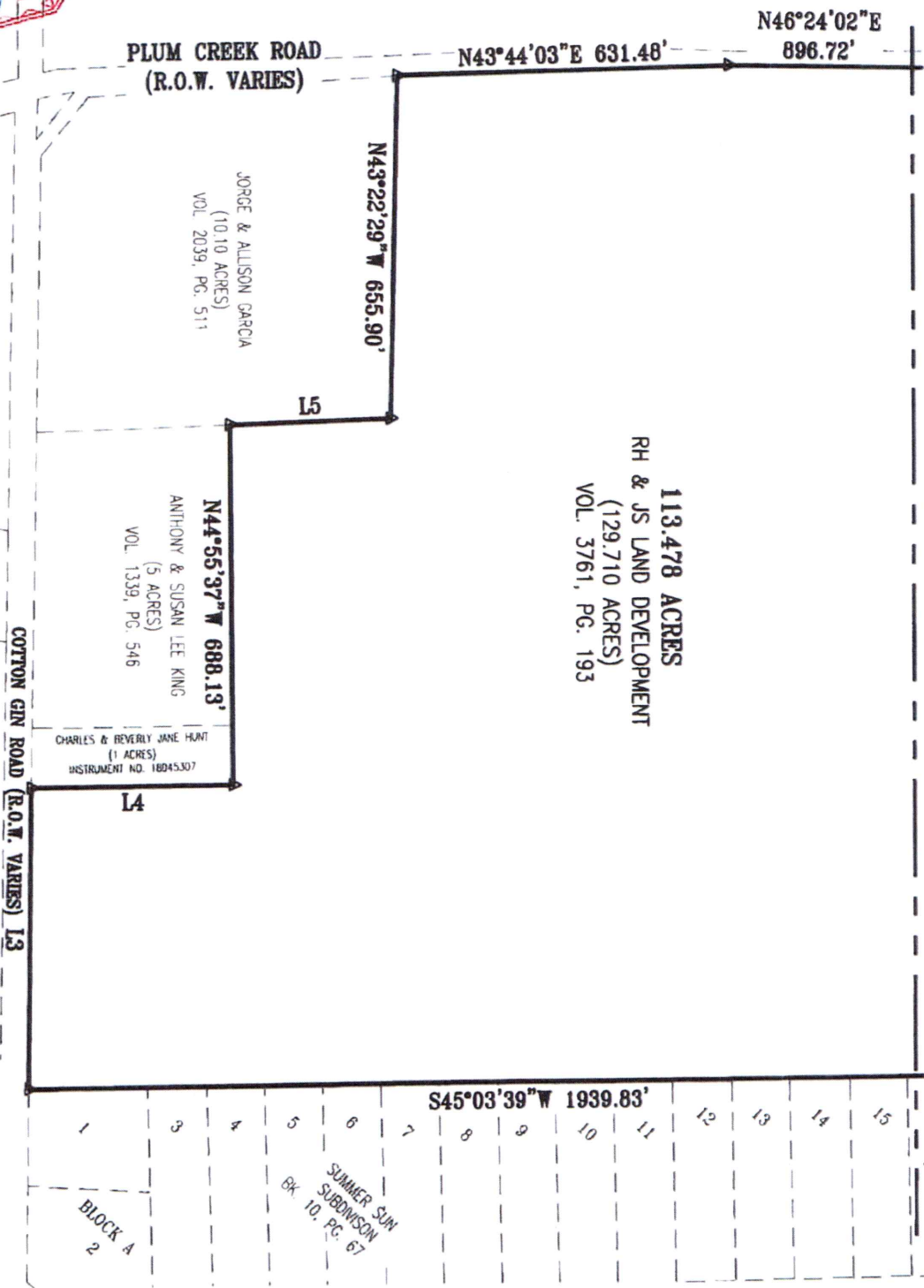
SCALE: 1" = 300'

LEGEND

△ CALCULATED POINT



ZONING
2019



Carlson, Brignace & Doering, Inc.
FIRM ID #973791 REG. # 10024900

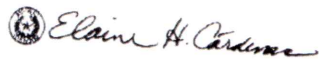
Civil Engineering 317749
5501 West Williams Canyon
Frisco, TX 75034-5109
Phone No. (972) 290-5100 Fax No. (972) 290-5105

Surveying 317749
Austin, TX 78749
Phone No. (512) 290-5105 Fax No. (512) 290-5105

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

19033560 ORDINANCE
09/18/2019 01:18:32 PM Total Fees: \$130.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk
Hays County, Texas

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

22002645 **AGREEMENT**

01/19/2022 04:17:53 PM Total Fees: \$90.75

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk
Hays County, Texas