



January 11, 2021

Amanda Padilla, Senior Planner
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

LIST OF DIGITAL CONTENTS

Subject: Annexation Request – Florio Tract (Overlook at Bunker Ranch, LLC)
CEC Project 304-065

The following digital contents are included in the Annexation application:

- Completed Application Form with required signatures and notarized (includes owner's signature)
- GIS Data of the subject tract to be annexed into the City Limits
- Hays CAD Map
- Aerial Map
- Annexation Request Letter
- Deed for proof of ownership

If there are any questions, please contact us directly at (512) 439-0400 or via email at ccordoba@cecinc.com.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Cristina Cordoba
Project Consultant

Enclosures: Annexation application and application checklist materials



January 8, 2021

Amanda Padilla, Senior Planner
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

Dear Amanda Padilla:

Subject: Annexation Request – Florio Tract (Overlook at Bunker Ranch, LLC)
CEC Project 304-065

The property owners of the property below, Overlook at Bunker Ranch, LLC, request annexation into the full purpose city limits of Dripping Springs:

*18.250 Acre Tract of Land out of the Benjamin F. Hanna Survey No. 28, and more particularly described in the Special Warranty Deed Filed and Recorded at Hays County Clerk Office on December 31, 2020 under **Document No. 20061246.***

If there are any questions, please contact us directly at (512) 439-0400 or via email at ccordoba@cecinc.com.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Cristina Cordoba
Project Consultant

Brian Estes, PE
Principal

Enclosures: Annexation application and application checklist materials

cc: Steve Harren



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ANNEXATION APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME STEVE HARREN
STREET ADDRESS 317 Grace Lane #240
CITY City of Austin STATE TX ZIP CODE 78746
PHONE (512)644-6800 EMAIL steveharren@aol.com

APPLICANT NAME Brian Estes, PE/ Cristina Cordoba
COMPANY Civil and Environmental Consultants Inc.
STREET ADDRESS 3711 S. Mo Pac Expy Suite 550
CITY Austin STATE Texas ZIP CODE 78746
PHONE 512-439-0400 EMAIL ccordoba@cecinc.com

TYPE OF ANNEXATION APPLICATION

PROPERTY OWNER(S) WITH ANNEXATION AGREEMENT (TEXAS LOCAL GOVERNMENT CODE 43.0671).

VOTERS-LESS THAN 200 POPULATION-AT LEAST 50% APPROVAL (TEXAS LOCAL GOVERNMENT CODE 43.0681)

DEVELOPMENT AGREEMENT (TEXAS LOCAL GOVERNMENT CODE 212.172)

PROPERTY INFORMATION

PROPERTY OWNER NAME	Steve Harren
PROPERTY ADDRESS	2100 Creek Rd, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	18.25 Acre Tract of Land described in Exhibit "A" of Deed Recorded under Hays County Document # 20061246
TAX ID#	R14993
CURRENT LAND USE	AG
REQUESTED ZONING	SF2
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Annex into full purpose city limits. The site will be served by DSWSC for water service. Private septic wastewater facilities will be used. PEC will provide electric service.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	SF Subdivision

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Brian Estes (Civil & Environmental Consultants, Inc.) is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) **Document # 20061246**

Steve Harren 
Name _____

Owner The Overlook at Bunker Ranch, LLC
Title _____

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 5th day of January,

2021 by Steve Harren




Notary Public, State of Texas

My Commission Expires: 01/31/2023

Brian Estes (Civil & Environmental Consultants, Inc.)
Name of Applicant

ANNEXATION APPLICATION SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Applicant Signature _____

Date _____

1/5/21

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Agreement of All Owners with Signatures or Registered Voters (at least 50%)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zoning Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	List of requested utilities or services (if any) See "Reason for Request" section of app.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	List of Current Uses
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign - (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/> n/a	Copy of any Agreements with City including Utility or Development (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/> n/a	Information related to property's presence in a special district

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Florio Tract
Project Address: 2100 Creek Rd, DRIPPING SPRINGS, TX 78620
Project Applicant Name: Brian Estes / Cristina Cordoba

Billing Contact Information

Name: Steve Harren
Mailing Address: 317 Grace Lane #240
Austin, Texas 78746
Email: steveharren@aol.com Phone Number: (512)644-6800

Type of Project/Application (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input checked="" type="checkbox"/> Other <u>Annexation</u> |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Signature of Applicant


















1/8/2021

Date

Aerial Map

Write a description for your map.

Legend

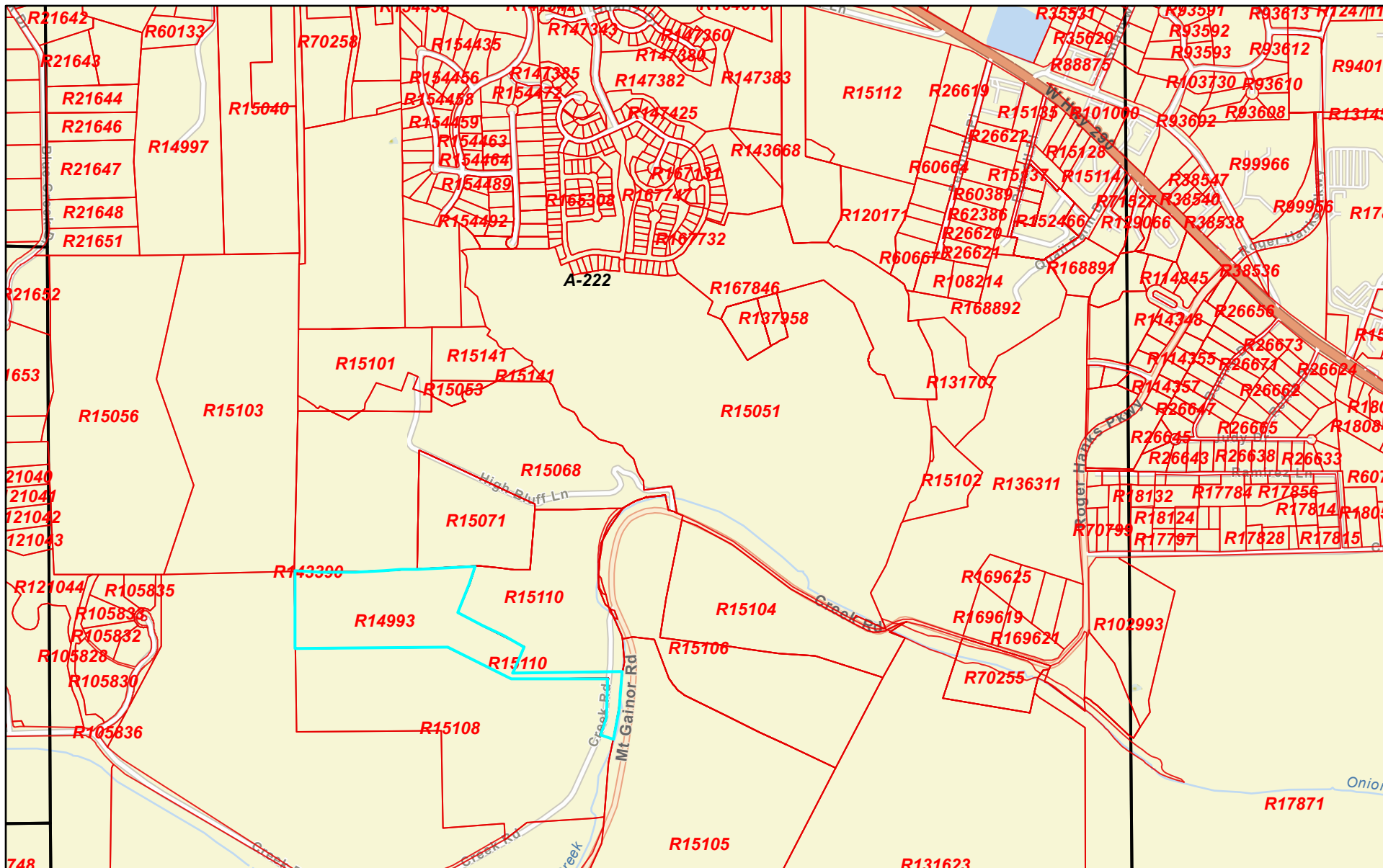
-  Bunker Ranch Blvd
-  CrossFit Dripping Springs
-  Dollar General Store
-  Dripping Springs
-  Dripping Springs
-  Dripping Springs City Hall
-  Dripping Springs Football stadium
-  Feature 1
-  Feature 2
-  Feature 3
-  Florio Tract Approximate Location
-  Hays County Sheriff's Dept
-  Home On the Range
-  Magic Greens
-  Pharmacy
-  Rose Real Estate
-  Tank Town

Bunker Ranch Blvd



Florio Tract Approximate Location

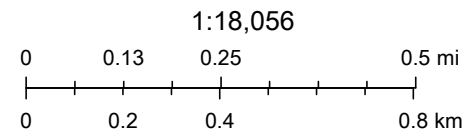


Hays CAD Web Map



1/6/2021 6:57:55 PM

 Abstracts
 Parcels



Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, HERE,

Hays County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Clerk's Note: At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon of photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed.

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.

SPECIAL WARRANTY DEED

Corridor Title GF# 20-4296-D

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT Bent Sky Investments, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration paid to Grantor by The Overlook at Bunker Ranch, LLC, a Texas limited liability company ("Grantee"), having an address at 317 Grace Lane, Suite 240, Austin, Texas 78746, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee, all of that certain real property situated in Hays County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property");

SUBJECT, HOWEVER, to the matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions"), and standby fees, taxes and assessments by any taxing authority for the years 2021 and thereafter, not yet due and payable. Further, the conveyance is subject to the restrictions and reservations described on Exhibit "C" attached hereto and made a part hereof (the "Restrictions").

GRANTOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE IN RESPECT OF THE PROPERTY, AND THE SAME IS SOLD IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS AND DEFECTS AND ATTRIBUTES KNOWN OR UNKNOWN TO GRANTOR, NONE OF WHICH ARE HEREBY WARRANTED BY GRANTOR. BY ACCEPTANCE OF DELIVERY, GRANTEE AFFIRMS THAT GRANTEE HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED, IMPLIED, OR STATUTORY, EXCEPT AS EXPRESSLY SET FORTH IN THE PURCHASE AGREEMENT AND THE WARRANTY OF TITLE HEREIN DESCRIBED, AND GRANTOR HAS FULL POWER, RIGHT, AND AUTHORITY TO CONVEY TITLE THERETO.

TO HAVE AND TO HOLD the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED as of Dec. 31, 2020.

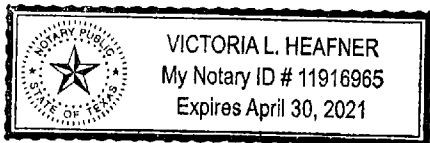
GRANTOR:

Bent Sky Investments, LLC
A Texas limited liability company

By: KFL
Name: Kyle Florio
Title: Member

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on Dec. 31, 2020 by Kyle Florio, Member of Bent Sky Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public, State of Texas

EXHIBIT "A"

18.250 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 181-500
DECEMBER 23, 2020

LEGAL DESCRIPTION

BEING AN 18.250 ACRE TRACT OF LAND (INCLUDING A 60 SQUARE FOOT AREA IN CONFLICT) OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 34.26 ACRE TRACT CONVEYED TO CHARLES B. FLORIO AND KYLE FLORIO BY DEED OF RECORD IN VOLUME 5262, PAGE 573, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 18.250 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½ inch iron rod found in the south line of a called 5.01 acre tract conveyed to Bobby Glean Stevens and Dorrae Tubb Stevens by deed of record in Document No. 15011837, O.P.R.H.C.T. at the northerly common corner of said 34.26 acre tract and of a called 34.27 acre tract conveyed to Barbara Jean Johnson by deed of record in Volume 1055, Page 894, O.P.R.H.C.T.;

THENCE, along the common line of said 34.26 acre tract and of said 5.01 acre tract, S86°47'54"W, a distance of 543.83 feet to a ½ inch iron rod found at the southerly common corner of said 5.01 acre tract and of the remainder of a called 111.67 acre tract conveyed to Bunker Ranch, LLC by deed of record in Document No. 16020931, O.P.R.H.C.T.;

THENCE, along the common line of said 34.26 acre tract and said remainder of 111.67 acre tract, S86°01'29"W, a distance of 73.64 feet to a ½ inch iron rod with "CEC" cap set for the **POINT OF BEGINNING**, hereof;

THENCE, over and across said 34.26 acre tract, the following three (3) courses and distances:

1. S00°13'03"W, a distance of 308.03 feet to a set ½ inch iron rod with "CEC" cap;
2. S12°51'27"E, a distance of 164.56 feet to a set ½ inch iron rod with "CEC" cap;
3. S07°29'25"E, a distance of 266.18 feet to a ½ inch iron rod with "CEC" cap set in the common line of said 34.26 acre tract and of a called 74.00 acre tract conveyed to Robert A. Garland, Jr. and Amy L. Garland by deed of record in Document No. 14020704, O.P.R.H.C.T.;

THENCE, along the common line of said 34.26 acre tract and of said 74.00 acre tract, S89°02'53"W, a distance of 1,141.56 feet to a 5/8 inch iron rod with "Staudt Surveying" cap found in the east line of a called 603.70 acre tract conveyed to Anna Marie Widen Speir, et al, by deed of record in Document 00025671, O.P.R.H.C.T., at the westerly common corner of said 34.26 acre tract and of said 74.00 acre tract;

THENCE, along the common line of said 34.26 acre tract and of said 603.70 acre tract, N01°06'51"W, passing at 713.92 feet, an 8" cedar fence post found in the common line of said 603.70 acre tract and of a called 79.61 acre tract conveyed to P & H Family Limited Partnership No. 1 by deed of record in Document No. 00025538, O.P.R.H.C.T., from said fence post, a found ½ inch iron rod bears N86°15'32"E, a distance of 5.94 feet, and continuing an additional 11.21 feet (bounding area in conflict) for a total distance of 725.12 feet to a set ½ inch iron rod with "CEC" cap;

18.250 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 181-500
DECEMBER 23, 2020

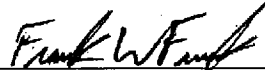
THENCE, S89°22'34"E, passing at a distance of 5.01 feet (bounding area of conflict), a ½ inch iron rod found for the southwesterly corner of said remainder of 111.67 acre tract, continuing along the common line of said 34.26 acre tract and said remainder of 111.67 acre tract for a total distance of 242.11 feet to a found ½ inch iron rod;

THENCE, continuing with the common line of said 34.26 acre tract and said remainder of 111.67 acre tract, the following four (4) courses and distances:

1. N89°12'53"E, a distance of 336.81 feet to a found ½ inch iron rod;
2. N87°39'49"E, a distance of 260.74 feet to a found ½ inch iron rod;
3. N87°07'43"E, a distance of 173.46 feet to a found ½ inch iron rod;
4. N86°01'29"E, a distance of 72.88 feet to the **POINT OF BEGINNING**, and containing 18.250 acres (794,923 square feet, including 60 square feet in conflict) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 23rd day of December, 2020.



Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Restrictions, covenants and conditions described in instruments recorded in Volume 1179, Page 530 and Volume 4974, Page 884, Official Public Records, Hays County, Texas.
2. Building setback lines as set out and described in restrictions, recorded in Volume 4974, Page 884, of the Official Public Records of Hays County, Texas.
3. Easements, terms, conditions, and stipulations in that certain Easement Agreement for Utilities, by and between Frank Paul Leal, Jr. and Robert A. Garland and Amy L. Garland, as recorded in Volume 4975, Page 1, of the Official Public Records of Hays County, Texas.
4. Terms, conditions, and stipulations in that certain Registration of Exempt Subdivision, as recorded in Document No. 16023129, of the Official Public Records of Hays County, Texas.
5. Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by E. A. Foster, to H. J. McMullen, under deed dated April 19, 1928, and recorded in Volume 95, Page 472, of the Deed Records of Hays, County, Texas.

EXHIBIT "C"
Restrictions

1. There shall be a variable width setback buffer from the common boundary line between the Property and Seller's remaining property within that area comprising approximately 0.425 acres of land out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, in Hays County, Texas; being more particularly described on Exhibit "C-1" attached hereto and incorporated herein (the "Restriction Area"), which Restriction Area will remain a natural vegetative buffer. The existing vegetation and trees shall not be removed or destroyed from the restriction Area, but there may be permitted trimming in order to install a game fence within the restriction Area.

EXHIBIT C-1

0.425 ACRE
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 181-500
DECEMBER 23, 2020

**RESTRICTION AREA
LEGAL DESCRIPTION**

BEING A 0.425 ACRE TRACT OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A 18.250 ACRE PORTION OF A CALLED 34.26 ACRE TRACT AND ALSO A PORTION OF THE REMAINDER OF A CALLED 34.26 ACRE TRACT CONVEYED TO CHARLES B. FLORIO AND KYLE FLORIO BY DEED OF RECORD IN VOLUME 5262, PAGE 573, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 0.425 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch iron rod with "CEC" cap set in the common line of said 34.26 acre tract and of the remainder of a called 111.67 acre tract conveyed to Bunker Ranch, LLC by deed of record in Document No. 16020931, O.P.R.H.C.T., at the northerly common corner of said 18.250 acre tract and of said remaining portion of 34.26 acre tract, from which point a ½ inch iron rod found at the southerly common corner of said remainder of 111.67 acre tract and of a called 5.01 acre tract of land conveyed to Bobby Glenn Stevens and Dorrae Tubb Stevens by deed of record in Document No. 15011837, O.P.R.H.C.T., bears N86°01'29"E, a distance of 73.64 feet;

THENCE, along the common line of said 18.250 acre tract and of said remainder of 34.26 acre tract, S00°13'03"W, a distance of 308.03 feet to a set ½ inch iron rod with "CEC" cap;

THENCE, over and across said remainder of 34.26 acre tract, the following three (3) courses and distances:

1. N77°08'33"E, a distance of 12.50 feet to a calculated point;
2. S12°51'27"E, a distance of 165.15 feet to a calculated point;
3. S07°29'25"E, a distance of 268.20 feet to a calculated point on the common line of said remainder of 34.26 acre tract and of a called 74.00 acre tract conveyed to Robert A Garland, Jr. and Amy L. Garland by deed of record in Volume 4974, Page 869, O.P.R.H.C.T.;

THENCE, along the common line of said 74.00 acre tract and partially of said remainder of 34.26 acre tract and partially of said 18.250 acre tract, S89°02'53"W, passing at a distance of 12.58 feet, a ½ inch iron rod with "CEC" cap set at the southerly common corner of said 18.250 acre tract and of said remainder of 34.26 acre tract, continuing for a total distance of 25.16 feet to a calculated point;

THENCE, over and across said 18.250 acre tract, the following four (4) courses and distances:

1. N07°29'25"W, a distance of 264.16 feet to a calculated point;
2. N12°51'27"W, a distance of 166.83 feet to a calculated point;
3. N89°33'14"W, a distance of 12.18 feet to a calculated point;

0.425 ACRE
BUNKER RANCH
DRIPPING SPRINGS, TX


PROJECT NO.: 181-500
DECEMBER 23, 2020

4. N00°13'03"E, a distance of 306.20 feet to a calculated point on the common line of said 18.250 acre tract and of said remainder of 111.67 acre tract;

THENCE, along the common line of said 18.250 acre tract and of said remainder of 111.67 acre tract, N86°01'29"E, a distance of 25.07 feet to the **POINT OF BEGINNING**, and containing 0.425 acre (18,524 square feet) of land, more or less.

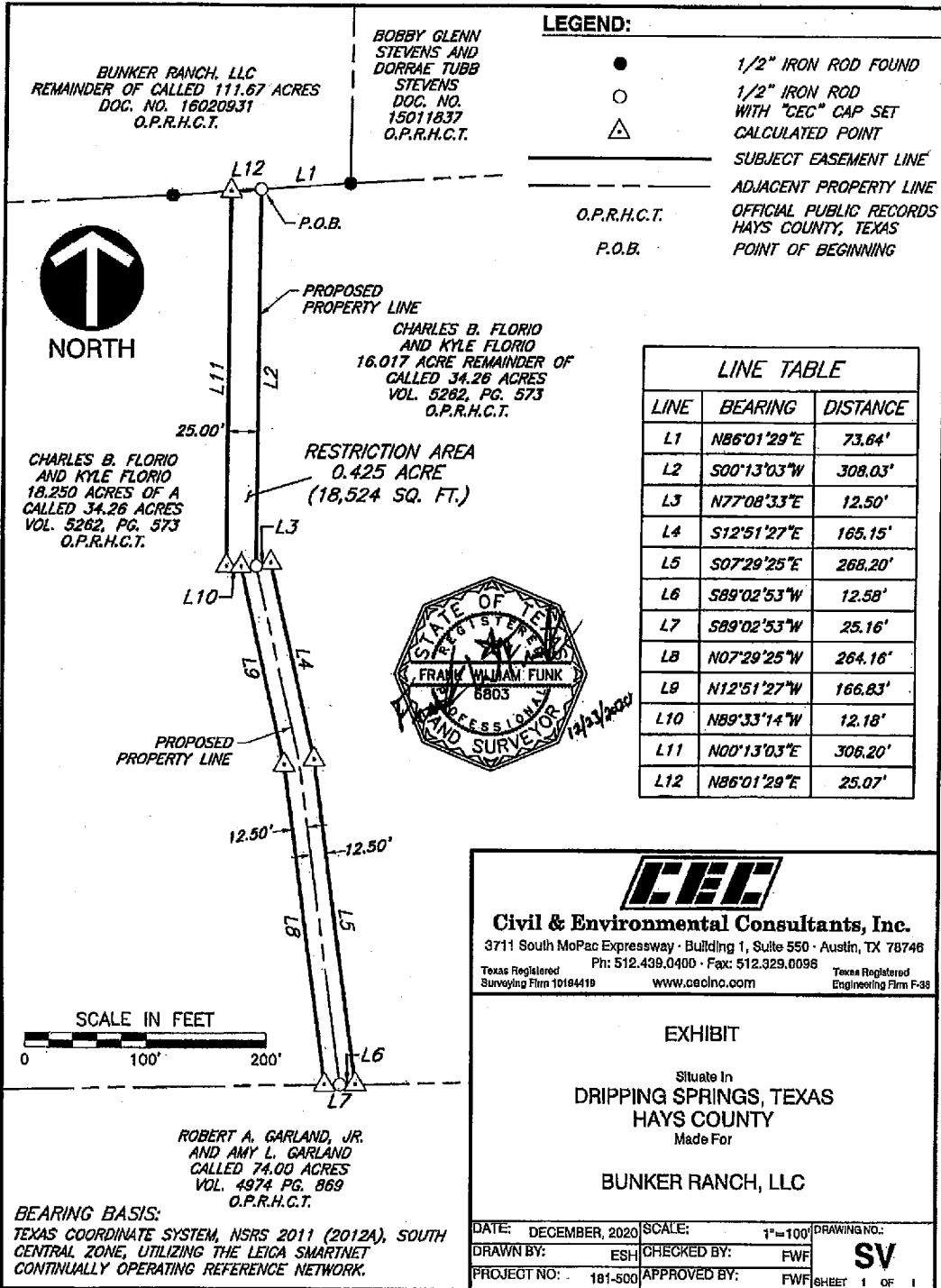
THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 23rd day of December, 2020.



Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419





P:\181-500\Survey\Draw\181-500-S101 FLORIO R1E1.dwg [LAYOUT] LS[12/21/2020 - 11:36 AM] - LP: 12/23/2020 11:36 AM

**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.

20061246 DEED
12/31/2020 02:18:31 PM Total Fees: \$62.00

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

