SURVEY PLAT

of:

A 354.15 Acre Tract of Land Which Comprises Portions of Surveys Situated in Blanco County, Texas

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 58°39'03" W	60.07'
L8	S 21°25'43" W	345.41'
L11	S 36°56'13" W	68.09'
L13	S 20°43'46" E	228.86'
L14	N 00°08'31" E	60.96'
L15	S 79°18'57" E	14.60'
L16	N 18°01'09" E	112.02'
L17	S 76°12'00" E	191.53'
L18	N 69°28'02" E	506.48'
L19	N 64°26'27" E	473.84'
L20	N 06°13'53" E	243.68'
L21	N 23°28'47" W	741.59'
L22	N 17°35'11" W	553.48'
L23	N 12°51'56" W	194.41'
L24	N 23°03'25" W	394.75'
L25	N 15°17'20" W	209.27'
L26	N 19°38'35" W	164.85'
L27	N 52°37'47" W	300.52'
L28	N 08°53'55" W	184.04'
L29	N 18°54'29" W	103.86'
L30	N 18°54'29" W	58.86'
L31	N 21°54'12" E	72.54'

NOTE: L16–L31 ARE RECORD/VOL. 439, PG. 510

DEED/RECORD, VOL. 67, PG. 99		
LINE	BEARING	LENGTH
L50	N 90°00'00" E	9608.33'
L51	S 00°00'00" E	2166.67'
L52	S 60°00'00" W	3988.89'
L53	S 26°00'00" W	1741.67'
L54	S 19°00'00" W	277.78'
L55	S 75°00'00" W	694.44'
L56	S 20°00'00" E	2644.44'
L57	S 70°00'00" W	2666.67'
L58	N 20°00'00" W	2669.44'
L59	N 70°00'00" E	100.00'
L60	N 04°30'00" W	2675.00'
L61	N 20°00'00" W	2223.95'
L62	N 90°00'00" E	1238.20'
L63	N 00°00'00" E	2266.67'

DEED/RECORD, VOL. 439, PG. 510					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	282.04'	188.39'	85°46'51"	S 60°54'35" W	256.43'
C2	281.83'	277.41'	58°12'34"	N 35°20'10" E	269.87'
C3	684.24'	1319.51'	29°42'40"	N 08°37'27" W	676.60'
C4	252.53'	438.63'	32°59'12"	N 36°08'11" W	249.06'
C5	237.83'	311.60'	43°43'52"	S 30°45'51" E	232.10'

NOTE: A Title Commitment/Schedule B was not available for this survey. THERE MAY BE EASEMENTS OF RECORD WHICH AFFECT THIS TRACT THAT ARE NOT LISTED OR SHOWN HEREON.

Plat and accompanying field notes prepared from an on the ground survey performed by me or under my direction and supervision.

Dale Allen Sultemeier
Registered Professional Land Surveyor
No. 4542 – State of Texas

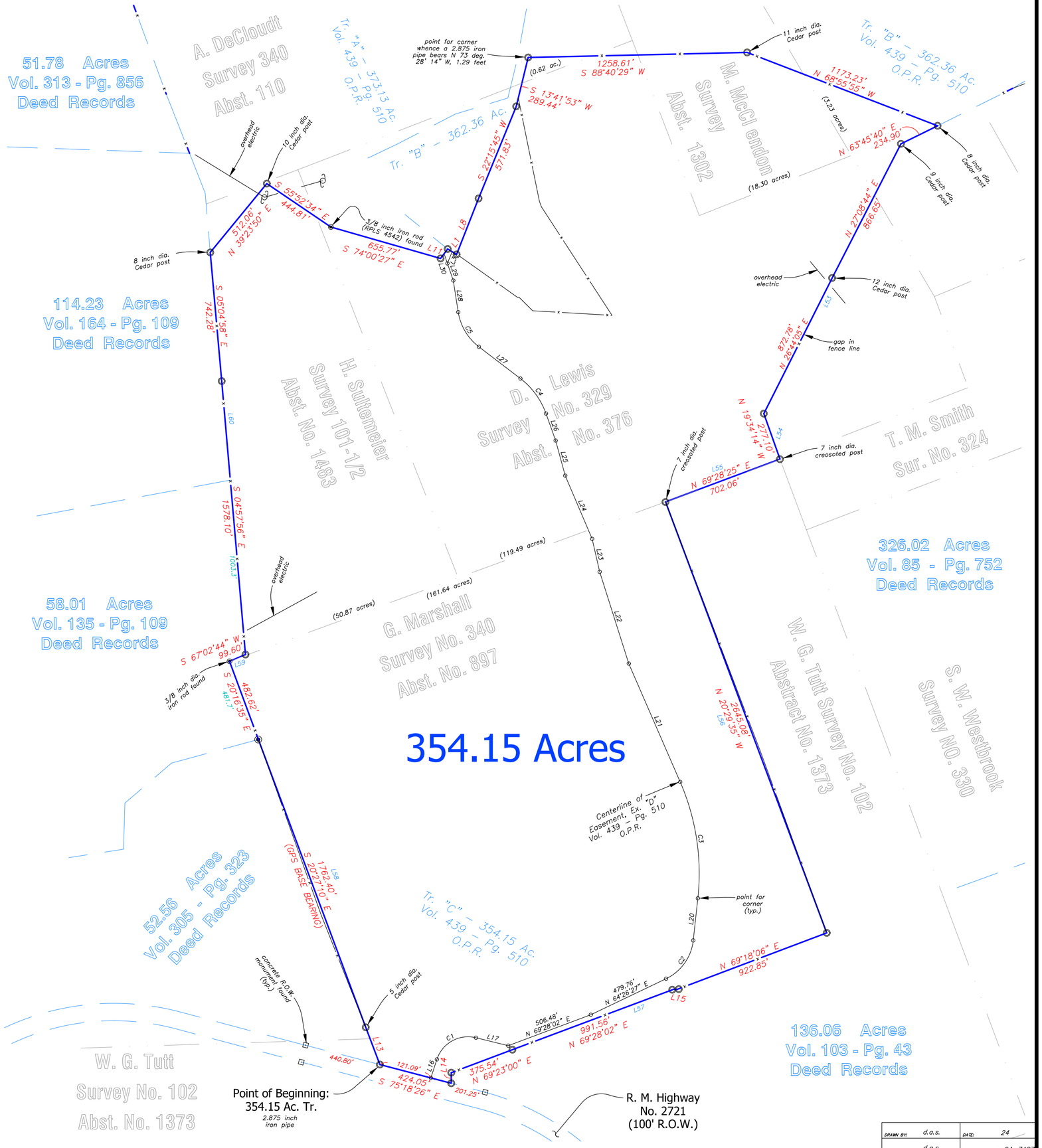
STATE OF TEXAS · REGISTERED · Dale Allen Sultemeier 4542 PROFESSIONAL LAND SURVEYOR

October 18th, 2024



LEGEND

- 1/2 inch dia. iron rod found, unless otherwise noted
- 2.875 inch iron pipe found, unless otherwise noted
- concrete ROW monument found
- Verizon riser box
- Time Warner riser box
- gas meter
- water meter
- air conditioning unit
- utility pole



SULTEMEIER
SURVEYING & ENGINEERING
Boundary–Title–Topographic–Construction Surveys
Engineering – Land Development Services
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Fredericksburg, Texas 78624
(830) 990–1221

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TBPELS	TBPELS
Surveying Firm	Engineering Firm
100630-00	F-10608

DRAWN BY:	d.a.s.	DATE:	24
CHECKED BY:	d.a.s.	DRAWING NO.:	s-24-7487
	s-24-7487	SHEET	1 OF 1

SULTEMEIER

SURVEYING & ENGINEERING

TBPELS SURVEYING FIRM: 100930-00
TBPELS ENGINEERING FIRM: F-10608

501 West Main, Suite 102
Fredericksburg, TX 78624
Tel.: (830) 990-1221

June 25, 2025

Mr. Chris Horne
Mr. David Gedalia
Balcones Land Company
488 Ranch Road 1323
Johnson City, TX 78636

RE: 354.15 ACRE BLANCO COUNTY RANCH

Gentlemen:

We appreciate the opportunity to provide professional services in connection with developing your 354.15 acre tract in Blanco County. Per discussion we've had regarding the project I have prepared two (2) options for developing the tract. Option A will present tasks and a GFE (Good Faith Estimate of cost) for proceeding with a development that will contain larger than ten (10) acre tracts and private roads. It is my understanding that development in this manner precludes County review by virtue of exemptions granted by Section 232.0015 of the Texas Local Government Code. I recommend obtaining the opinion of a qualified land attorney to verify. Option B will present tasks and associated fees in order to process a subdivision plat of the development through the Blanco County Commissioners Court. The current land plan depicts 7 tracts of varying size.

Option A will include and be limited to the following tasks:

- *Obtaining a Driveway Permit from TX-DOT. Development will trigger a change of use and require a residential permit for the anticipated increase in traffic associated from the project in addition to the existing traffic from the owners' using the existing easement which extends thru the development. Our GFE for this task is $2,000.00.*

- *Calculating an overall development plat which incorporates the owners' plan for tract size and layout, etc. Once we arrive at a more final plat we will rough stake the corners on the ground and likely make revisions due to features (topography/trees, etc.) which could not be determined from the Google image. Our GFE for this task is $6,000.00.*

- *Prepare a final overall plat. Once this is prepared we will final stake all tract/roadway corners and place directional stakes on all lines. We will prepare field notes for each tract and the roadway easement, and prepare individual plats for each tract for use in a sale. Our GFE for these tasks is $15,500.00.*

Our GFE for the above tasks is $23,500.00.

Additional tasks we can provide could include:

- *A drainage study and corresponding design of the roadway ditch/culverts along the roadway easement,*

- *Assist with the placement of individual wells which might be drilled, and assist with a Water Availability Study,*

- *Prepare a Facility Planning Report which will address the suitability of the site/tracts for individual wells/septic (OSSF) systems, and*

- *Assist with roadway construction/check grades and alignment, etc. and coordinate geotechnical testing.*

Fees for any additional services will be provided when any task is requested.

Option B will include and be limited to the following tasks:

- *Obtaining a Driveway Permit from TX-DOT. Development will trigger a change of use and require a residential permit for the anticipated increase in traffic associated from the project in addition to the existing traffic from the owners' using the existing easement which extends thru the development. Our GFE for this task is $2,000.00.*

- *Calculating an overall development plat which incorporates the owners' plan for tract size and layout, etc. Once we arrive at a more final plat we will rough stake the corners on the ground and likely make revisions due to features (topography/trees, etc.) which could not be determined from the Google image. Our GFE for this task is $5,000.00.*

- *Prepare a drainage study for submission to the Commisioners Court. Our GFE for this task is $3,200.00.*

- *Prepare a Facility Planning Report which will address the suitability of the site/tracts for individual wells/septic (OSSF) systems, and submit to the Commissioners Court. Our GFE for this task is $2,000.00 plus the fee for excavation of required test holes.*

- *Prepare construction plans for the approximate 4700 foot roadway in the project, in accordance with County requirements. Our GFE for this task is $6,500.00.*

- *Prepare a final overall plat and submit/process thru the Blanco County Commissioners Court. Once this is prepared we will final stake all tract/roadway corners and place directional stakes on all lines. Our GFE for these tasks is $17,500.00.*

- *Assist with the staking of and provide horizontal/vertical location of the wells required for the Water Availability Study. Our GFE for this task is $500.00.*

- *Assist with/coordinate the required geotechnical testing. Our GFE for this task is $1,200.00.*

Our GFE for the above tasks is $37,900.00.

Please note the following items listed on the Final Plat Checklist are excluded:

- *The Water Availability Study.*

- *The geotechnical testing.*

- *Any and all review and/or application fees.*

- *Restrictive Covenants.*

- *HOA By-Laws, etc.*

- *A SWPPP (TCEQ).*

Fees for any additional services will be provided when any task is requested.

Although we have tried to be comprehensive with this proposal there may be other agencies which might have jurisdiction/need to review this project. Our fees for this, or any other service(s) requested by the Owner or Project Manager will be invoiced on an actual time and materials expended basis.

Please note we request a down payment/retainer in the amount of one-half (½) of our overall estimated fee for each Option. Each invoice submitted will be credited an amount equal to the current invoice amount divided by our GFE, and multiplied by the overall retainer amount.

We are aware of your desire to begin work on this project. If our fee(s) meet with your approval please indicate (circle) which Option you prefer, sign in the space provided below and return a copy to our office. It will serve as our authorization to proceed. We will then prepare a project schedule which takes into account any critical path/date for the various tasks and expedite completion. Please contact me at our office or on my cell phone, 830-456-3595 if you have any questions concerning this proposal.

Sincerely,

Dale Allen Sultemeier, P.E., R.P.L.S.



_____ *Engineer*

_____ *Client*

Option A Option B