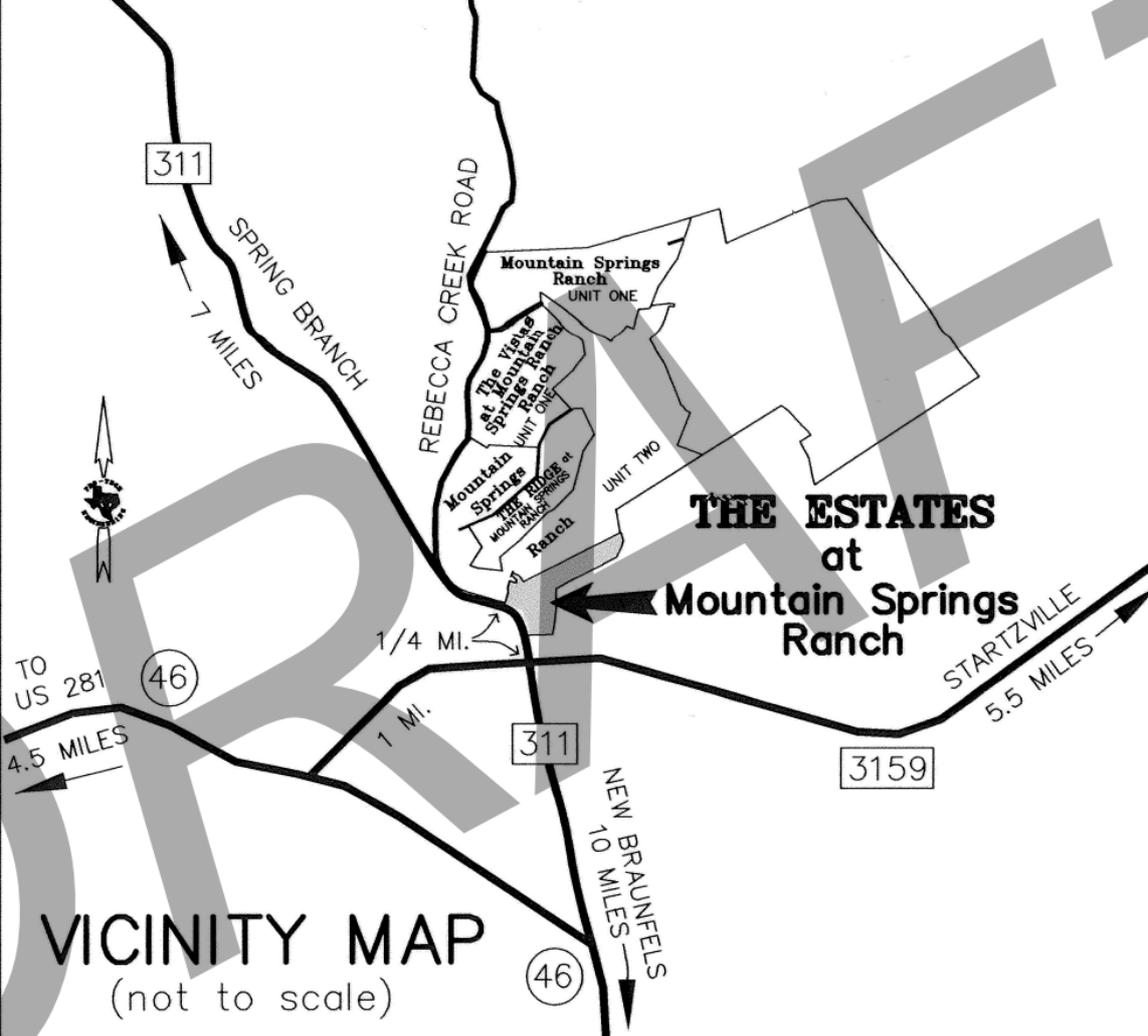


# LEGAL NOTICE

Notice is hereby given that on Thursday, February 25, 2016, at 8:30 a.m., in a meeting of Commissioners Court, located at 100 Main Plaza, New Braunfels, TX, a public hearing, pertaining to the consideration to call an election for the assessment to property owners for road construction, within The Estates at Mountain Springs Ranch, pursuant to Chapter 253 of the Texas Transportation Code, will be held. **Call 830-608-2090 for further information.**



311

SPRING BRANCH  
7 MILES

REBECCA CREEK ROAD

Mountain Springs Ranch  
UNIT ONE

The Vista  
Springs Ranch  
UNIT ONE

Mountain Springs  
Ranch  
UNIT TWO

**THE ESTATES**  
at  
**Mountain Springs**  
Ranch

STARTZVILLE  
5.5 MILES

3159

NEW BRAUNFELS  
10 MILES

311

1/4 MI.

1 MI.

46

TO  
US 281

4.5 MILES

46

**VICINITY MAP**  
(not to scale)



# THE ESTATES AT MOUNTAIN SPRINGS RANCH

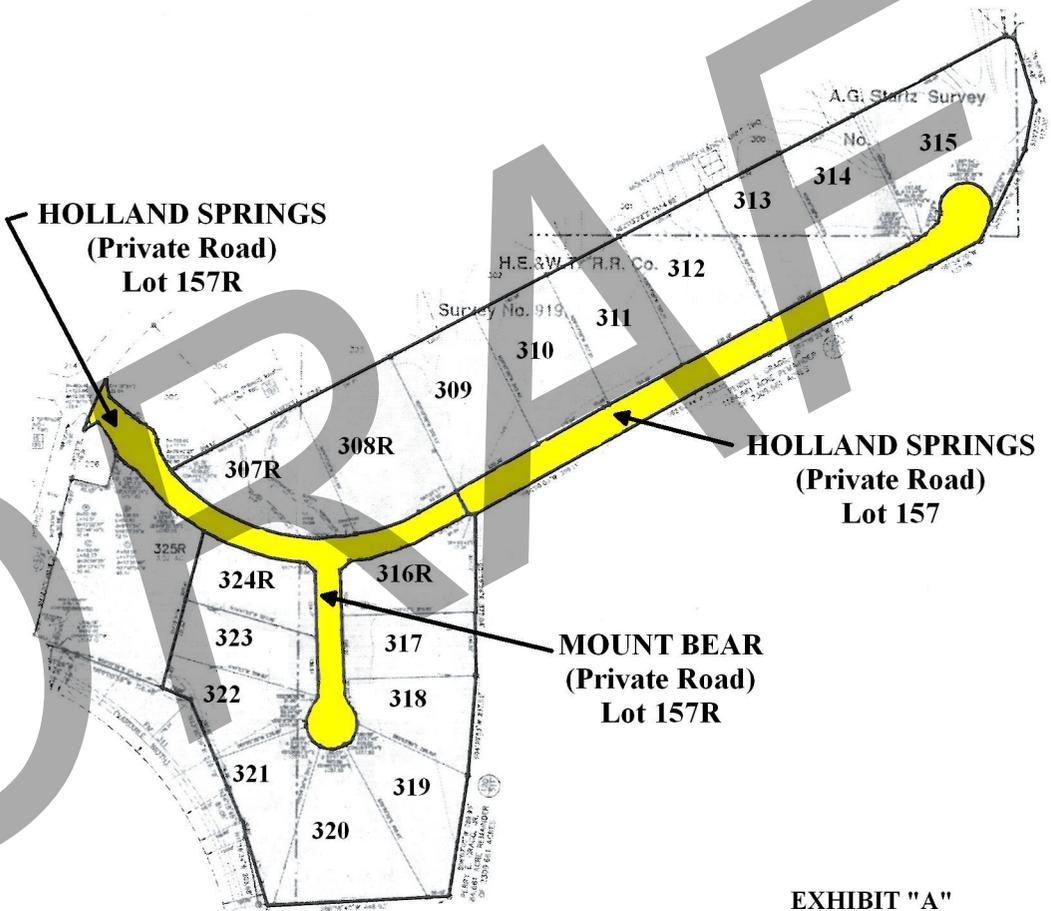


EXHIBIT "A"

**COUNTY ENGINEER'S COST ESTIMATE**

December 30, 2015

**The Estates at Mountain Springs Ranch  
Holland Springs and Mount Bear**

**Seal Coat:**

**Materials: \$10,125.00**

**Labor: \$ 1,364.00**

**Equipment: \$ 1,224.00**

**Signage: \$ 95.00**

**Administrative Fees: \$ 380.00**

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**TOTAL (2015) \$13,188.00**

**ESTIMATED COST (2016-2017)**

**\$14,500.00**

**COUNTY ENGINEER'S PROPOSED SCHEDULE**

**The County anticipates completing the roadway improvements by October, 2017.**

**EXHIBIT "B"**

**The Estates at Mountain Springs Ranch – Lot Owners and Mailing Addresses**

Stachiw RVCBL DCLRTN Trust  
Joan Lee Stachiw  
2057 Holland Springs  
Canyon Lake, TX 78133

Lot 307R  
Lot 308R

Lyndon D Landry  
2060 Holland Springs  
Canyon Lake, TX 78133

Lot 316R

Douglas M. and Jane E. Anderson  
2411 Oakline Dr.  
San Antonio, TX 78259

Lot 309  
Lot 310  
Lot 311

Seong H. and Jose M. Pluguez  
4042 Privet Pl.  
San Antonio, TX 78259

Lot 312

Phyllis B. Bohan  
2085 Holland Springs  
Canyon Lake, TX 78133

Lot 313  
Lot 314

Rahim Akhondzadeh  
6965 El Camino Real, Ste. 105-428  
Carlsbad, CA 92009

Lot 315

Robert H. and Kumchu August  
1504 Mount Bear  
Canyon Lake, TX 78133

Lot 323  
Lot 324R

Jeffrey W. and Jana Owen  
1511 Mount Bear  
Canyon Lake, TX 78133

Lot 317

Aurora Pichardo  
27852 Servela  
Mission Viejo, CA 92626

Lot 322

Keith A. Seguin & Heliane V. Santos Seguin  
20540 Hwy. 46W, Ste. 115-176  
Spring Branch, TX 78070

Lot 318

Ernesto I., Jr. and Madia G. Garza  
1522 Mount Bear  
Canyon Lake, TX 78133

Lot 321

David K. and Tina L. Frick  
1523 Mount Bear  
Canyon Lake, TX 78133

Lot 319

Olga Madrigal – Davis  
1529 Mount Bear  
Canyon Lake, TX 78133

Lot 320

**THE ESTATES AT MOUNTAIN SPRINGS RANCH PRO RATA ASSESSMENT**

<b>LOT #</b>	<b>PROPERTY OWNER</b>	<b>\$\$ PER YEAR</b>	<b>\$\$ TOTAL PER TRACT</b>
307R	Stachiw RVCBL DCLRTN Trust	\$268.52	\$805.56
308R	Stachiw RVCBL DCLRTN Trust	\$268.52	\$805.56
309	Douglas M. and Jane E. Anderson	\$268.52	\$805.56
310	Douglas M. and Jane E. Anderson	\$268.52	\$805.56
311	Douglas M. and Jane E. Anderson	\$268.52	\$805.56
312	Seong H. and Jose M. Pluguez	\$268.52	\$805.56
313	Phyllis B. Bohan	\$268.52	\$805.56
314	Phyllis B. Bohan	\$268.52	\$805.56
315	Rahim Akhondzadeh	\$268.52	\$805.56
316R	Lyndon D Landry	\$268.52	\$805.56
317	Jeffrey W. and Jana Owen	\$268.52	\$805.56
318	Keith A. Seguin and Heliane V. Santos Seguin	\$268.52	\$805.56
319	David K. and Tina L. Frick	\$268.52	\$805.56
320	Olga Madrigal – Davis	\$268.52	\$805.56
321	Ernesto I., Jr. and Madia G. Garza	\$268.52	\$805.56
322	Aurora Pichardo	\$268.52	\$805.56
323	Robert H. and Kumchu August	\$268.52	\$805.56
324R	Robert H. and Kumchu August	\$268.52	\$805.56
	<b>TOTALS</b>	\$4,833.36	\$14,500.08

**Mountain Springs Ranch Property Owners Association will be responsible for:**

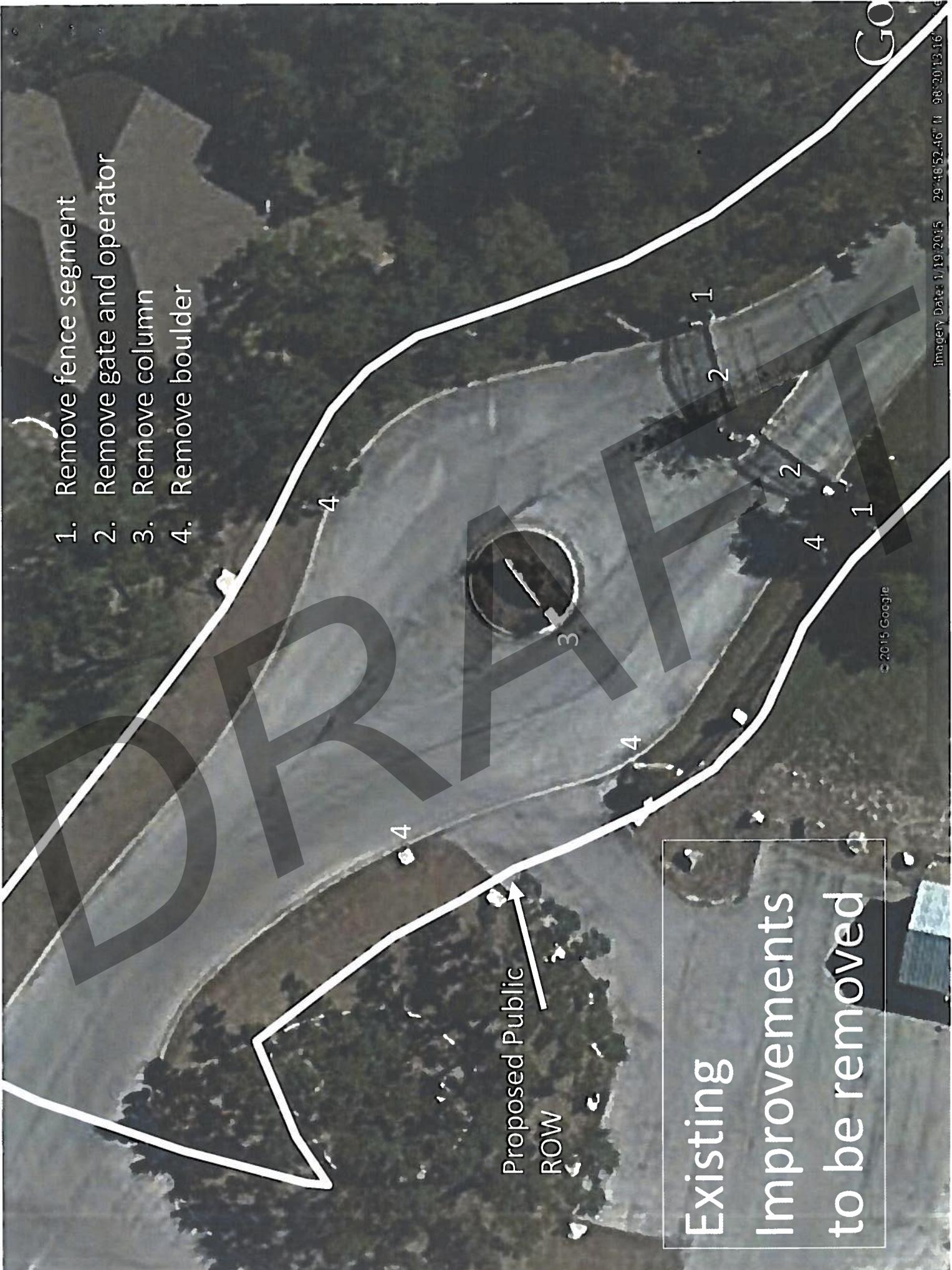
- Dedication of right-of-way to the public
- Having electrical controls for gates professionally removed
- Applying for PIPROW permits to allow the round and teardrop curbed islands, decorative walls irrigation systems and landscaping to remain in place. If the PIPROW permits are not approved, MSRPOA will be responsible for having these improvements professionally removed
- Removing the gates and gate box at the entrance
- Removing fencing and stonework around the entrance in accordance with agreement between the Comal County Engineer and MSRPOA

Please note that the right-of-way for the proposed roads has not been dedicated to the public. If the election results indicate that the majority of the returned ballots are in favor of the proposition, the County shall proceed with the proposed improvements and the proposed assessments **after** the right-of-way for the roads has been properly dedicated to the public. If the right-of-way dedication to the public is not accomplished by October, 2017, this proposition is null and void.

- 1. Remove fence segment
- 2. Remove gate and operator
- 3. Remove column
- 4. Remove boulder

Proposed Public ROW

Existing Improvements to be removed



GO

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- A. Permit fence segment
- B. Permit island and improvements
- C. Permit irrigation

Proposed Public ROW

Existing  
Improvements  
to be Permitted

© 2015 Google

GO