

311

SPRING BRANCH
7 MILES

REBECCA CREEK ROAD

Mountain Springs Ranch
UNIT ONE

The Vista
Springs Ranch
UNIT ONE

Mountain Springs
Ranch
UNIT TWO

UNIT TWO

THE ESTATES
at
Mountain Springs
Ranch

STARTZVILLE
5.5 MILES

3159

311

NEW BRAUNFELS
10 MILES

46

46

TO
US 281
4.5 MILES

1/4 MI.

1 MI.

VICINITY MAP
(not to scale)



THE ESTATES AT MOUNTAIN SPRINGS RANCH

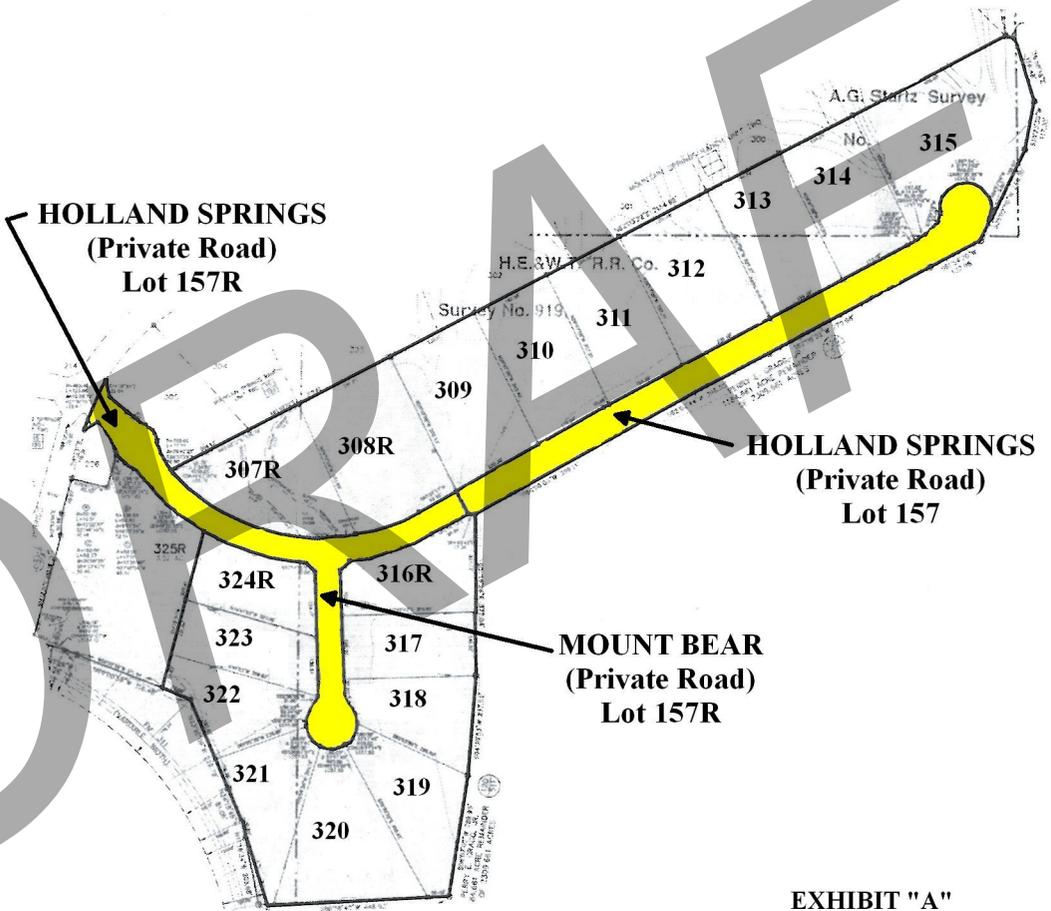


EXHIBIT "A"

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

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

LOT #	PROPERTY OWNER	\$\$ PER YEAR	\$\$ TOTAL PER TRACT
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
	TOTALS	\$4,833.36	\$14,500.08

Mountain Springs Ranch Property Owners Association will be responsible for:

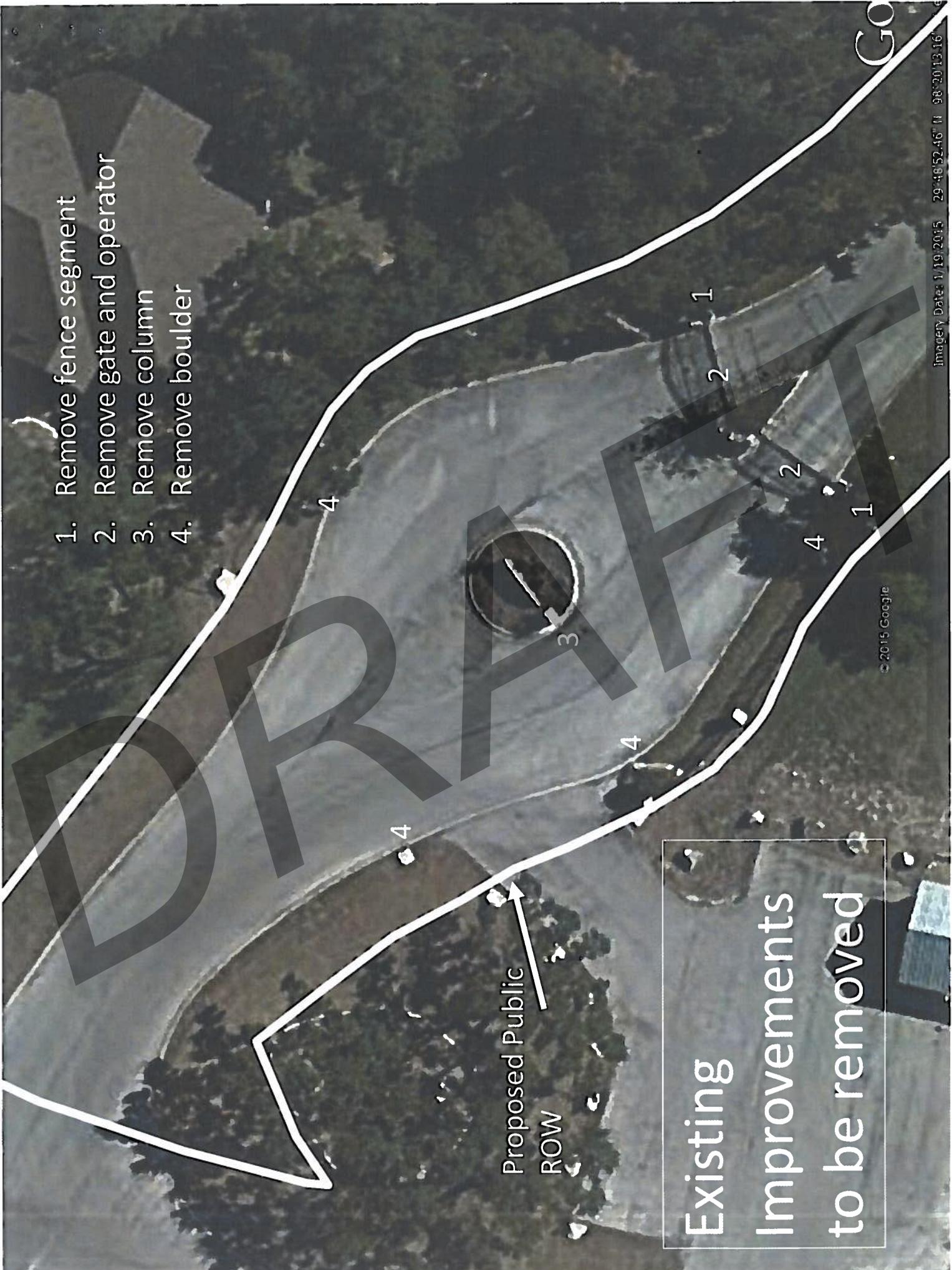
- Dedication of right-of-way to the public
- Having electrical controls for gates professionally removed
- Applying for PIPROW permits to allow the round and teardrop curbed islands, decorative walls irrigation systems and landscaping to remain in place. If the PIPROW permits are not approved, MSRPOA 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

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GO