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20233664

THIS DOCUMENT HAS
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ORIGINAL FILED DOCUMENT

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS

DECLARANT:

Arch Ray Developments, L.L.C.,
a Texas limited liability company
312 Schmidtzinsky Rd.
Fredericksburg, Texas 78624

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS (this "**First Amendment**") is made by Arch Ray Developments, L.L.C., a Texas limited liability company ("**Declarant**"), and is effective for all purposes as of June 21, 2023:

RECITALS:

Declarant has been appointed under that certain Declaration of Condominium Regime for Arch Ray Condominiums (the "**Original Declaration**") recorded under Register No. 20232486 of the Official Records of Gillespie County, Texas. Unless otherwise defined herein, all capitalized terms shall have the same meaning as in the Original Declaration.

Declarant, pursuant to Section 19.4 of the Original Declaration and further pursuant to those certain RESERVATION OF DECLARANT RIGHTS recorded under Register No. 20232487 of the Official Records of Gillespie County, Texas, has the right to unilaterally amend the Original Declaration, and Declarant now desires to amend the Original Declaration in certain respects as set forth herein.

NOW, THEREFORE, Declarant, by this First Amendment, does hereby amend the Declaration as follows:

AMENDMENT:

1. Paragraph 5.2.2. of the Original Declaration is hereby deleted and replaced in its entirety with the following:

   "5.2.2. Each Unit includes the spaces and Improvements within the lower, upper and lateral boundaries defined in Section 5.2.1., including the roof and foundation of any Improvement, landscaping, driveways, sidewalks, fences, yards, utility lines and meters and all other Improvements located within the Unit. In addition to the Improvements within the Unit, each Unit also includes fixtures and equipment serving each Improvement or Unit exclusively, whether located within, outside or below the Unit, whether or not contiguous with an Improvement, including but not limited to below-grade foundation, piers, retaining walls, fence, or other structural supports; plumbing, septic, and utility lines, pipes, drains, landscape irrigation, and subterranean components of plant material, including roots of trees on the Unit, and any other below-grade item that serves or supports the Improvements or Unit exclusively. Importantly, although a Unit resembles a platted lot: (i) a Unit does not include land; (ii) the conveyance of a Unit is not a metes and bounds conveyance of land; and (iii) the creation of a Unit does not constitute a subdivision of land."

2. Exhibit "B" of the Original Declaration is hereby deleted and replaced in tis entirety with the Exhibit "B" attached hereto and incorporated for all purposes.

3. All covenants, conditions, restrictions and easements not herein amended but established by and contained in the Original Declaration shall remain in full force and effect.

[SIGNATURES TO FOLLOW ON NEXT PAGES]

DECLARANT:

Arch Ray Developments, L.L.C.
a Texas limited liability company

By: _____
Stephen Baxter, Member

STATE OF TEXAS §
§
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned authority, on this day personally appeared Stephen Baxter, known to me to be the person whose name is subscribed to the foregoing instrument as a Member of Arch Ray Developments, L.L.C., a Texas limited liability company, executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

Given under my hand and seal of office on 23 June, 2023.

_____
Notary Public, State of Texas

KATHERINE MORITZ
Notary Public, State of Texas
Notary ID# 132505804
My Commission Expires
JUNE 4, 2024

KATHERINE MORITZ
Notary Public, State of Texas
Notary ID# 132505804
My Commission Expires
JUNE 4, 2024

CONSENT TO GOVERNING DOCUMENTS

WHEREAS, TEXAS PARTNERS BANK, holder of that certain real estate lien note in the amount of $4,131,215.00, secured by Deed of Trust dated April 4, 2022, to ROY D. THOMPSON, as Trustee, recorded under Register No. 20222334, Official Public Records of GILLESPIE County, Texas, acting by and through the undersigned, its duly authorized agent, does hereby consent to, accept and ratify this FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS. Furthermore, TEXAS PARTNERS BANK consents to the above FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS, including the terms and conditions of all reservations of real property interests.

EXECUTED this 23rd day of June, 2023.

TEXAS PARTNERS BANK

By: _____

J Reid Cain

(Printed Name and Title)

THE STATE OF TEXAS §

COUNTY OF Gillespie §

This instrument was acknowledged before me on the 23 day of June, 2023, by Reid Cain, Senior vice president of TEXAS PARTNERS BANK, on behalf of said bank.

_____

Notary Public in and for the State of Texas

KATHERINE MORITZ
Notary Public, State of Texas
Notary ID# 132505804
My Commission Expires
JUNE 4, 2024

CONSENT TO GOVERNING DOCUMENTS

WHEREAS, DALE A. CRENWELGE, holder of that certain wraparound promissory note in the amount of $9,131,215.00, secured by Deed of Trust dated April 27, 2023, executed by ARCH RAY DEVELOPMENTS, L.L.C., payable to the order of DALE A. CRENWELGE, as secured by Deed of Trust of even date therewith to CARROLL J. BRYLA, Trustee, filed for record on May 2, 2023, and recorded under Register No. 20232384, Official Public Records of Gillespie County, Texas, does hereby consent to, accept and ratify this FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS. Furthermore, DALE A. CRENWELGE consents to the above FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS.

EXECUTED this 23rd day of June, 2023.

Dale A Crenwelge
DALE A. CRENWELGE

THE STATE OF TEXAS §

COUNTY OF Gillespie §

This instrument was acknowledged before me on the 23rd day of June, 2023, by DALE A. CRENWELGE.

KENDRA PESEK
Notary Public, State of Texas
Notary ID# 13261811-2
My Commission Expires
AUGUST 12, 2024

Notary Public in and for the State of Texas

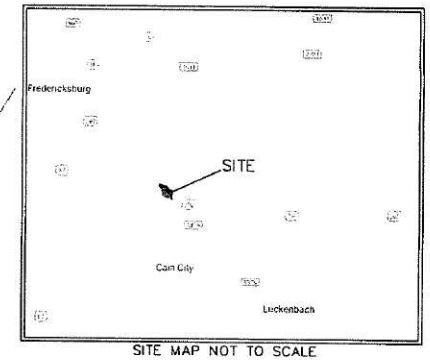
CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

BEING A 119.54 ACRE TRACT OF LAND SITUATED IN THE PEDRO CABRERA SURVEY NO. 29, ABSTRACT NO. 106, GILLESPIE COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 118.54 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM RHETT SHAW KOWERT, ET AL TO DALE A. CROWELOC AND ABBE HIGGINS CROWELOC, RECORDED IN DOCUMENT NO. 20223333, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS



SITE MAP NOT TO SCALE

N
W E
S

LEGEND
- 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- IRON PIPE POST
- CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY

SHEET 11
SHEET 13
SHEET 14
SHEET 10
SHEET 12
SHEET 15
SHEET 16
SHEET 17
SHEET 18
SHEET 8
SHEET 9
SHEET 7
SHEET 6
SHEET 5
SHEET 4
SHEET 3
SHEET 2

APPROXIMATE LOCATION OF THE 100 YEAR FLOOD LINE AS GRAPHICALLY SHOWN AS BEST AVAILABLE DATA

APPROXIMATE LOCATION OF THE 100 YEAR FLOOD LINE AS GRAPHICALLY SHOWN ON FEMA FIRM MAP NO. 48171C0475C DATED OCTOBER 19, 2001

PEDERNALES RIVER

APPROXIMATE LOCATION OF THE 100 YEAR FLOOD LINE AS GRAPHICALLY SHOWN ON FEMA FIRM MAP NO. 48171C0475C DATED OCTOBER 19, 2001

PEDERNALES RIVER

APPROXIMATE LOCATION OF THE 100 YEAR FLOOD LINE AS GRAPHICALLY SHOWN AS BEST AVAILABLE DATA

U.S. HIGHWAY 290
120' R.O.W.

P.O.B.

FLOODPLAIN NOTE:
THE APPROXIMATE 100 YEAR FLOODPLAIN LINE AS GRAPHICALLY SHOWN HEREON WAS ESTABLISHED USING THE FEMA ESTIMATED BASE FLOOD ELEVATION MAP VIEWER AND IS CONSIDERED TO BE THE BEST AVAILABLE DATA AT THE TIME OF THIS SURVEY. THE CURRENT PUBLISHED MAP IS MAP NO. 48171C0475C, DATED OCTOBER 19, 2001.

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC
ENGINEER
CONTACT: (512)-556-8140
P.O. BOX 338
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

NOTES:
1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
2) BEARINGS AND DISTANCES MATCH THOSE OF RECORD.
3) DISTANCES SHOWN HEREON ARE GRID VALUES.
4) THIS 119.54 ACRE TRACT LIES TOTALLY WITHIN THE FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT.
5) THE UNITS SHOWN HEREON WILL CONNECT TO A SANITARY SERVICE LINE THAT WILL BE PROVIDED BY A WASTEWATER TREATMENT PLANT.
6) THE UNITS SHOWN HEREON WILL CONNECT TO A WATER SERVICE THAT IS TO BE PROVIDED BY A PUBLIC WATER SYSTEM.

CABIN UNITS: 158 TOTAL UNITS (UNITS 1-150 & 237-244)

RV UNITS: 86 TOTAL UNITS (UNITS 151-236)

I HEREBY CERTIFY EXCLUSIVELY TO ARCH RAY DEVELOPMENTS, LLC, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2023, CUPLIN & ASSOCIATES, INC. ©

DANNY J. STARK, R.P.L.S. NO. 5602 DATED 06/22/2023

STATE OF TEXAS
DANNY J. STARK
5602
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
COPYRIGHT 2023	PROFESSIONAL FIRM NO. 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'
0 100 200

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

SHEET 1 of 19

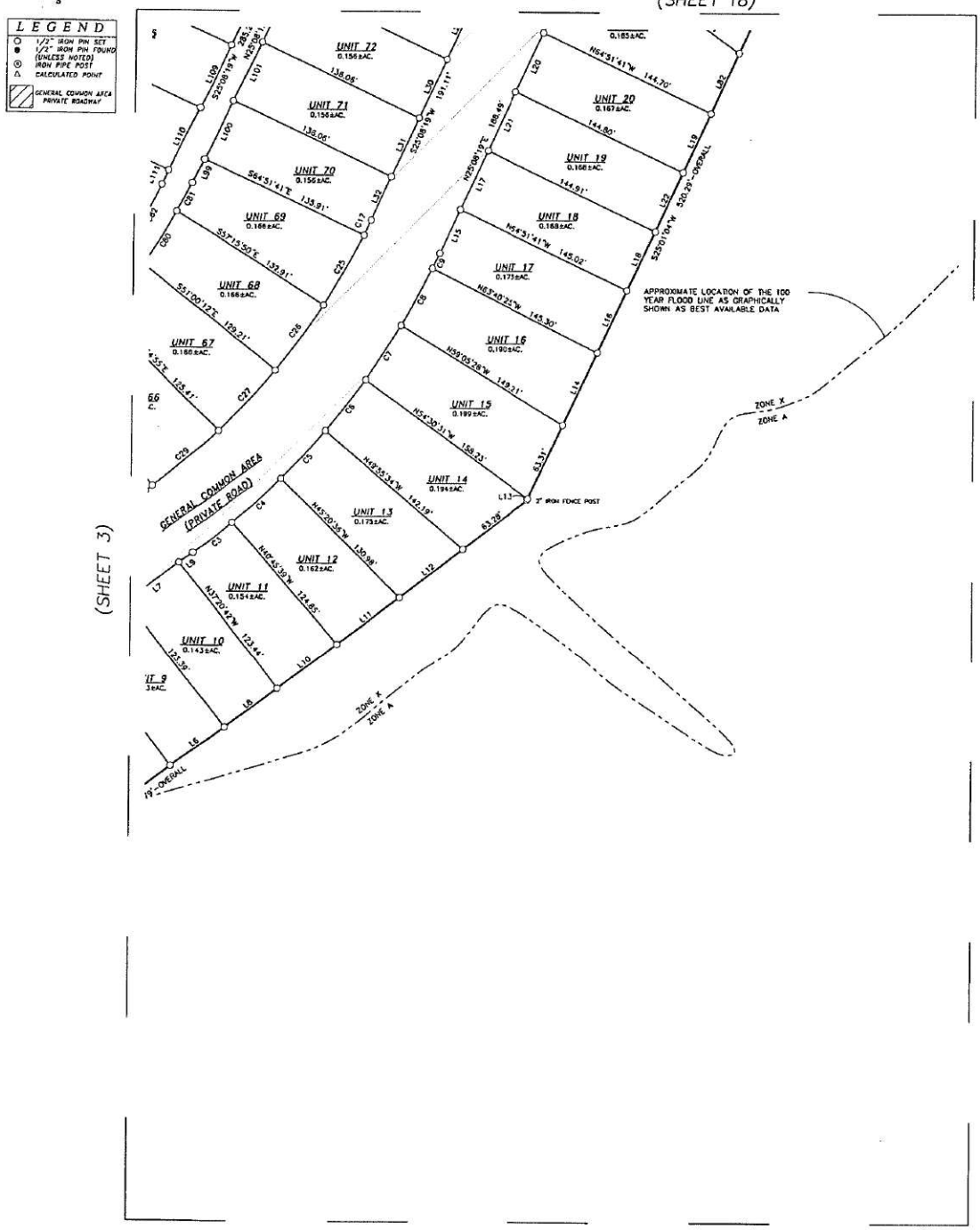
CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.58 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS

(SHEET 18)



CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 358
202 SPRING NO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10496

LINE TABLE & CURVE TABLE ON SHEET 19

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	

COPYRIGHT©2023 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'
0 25 50

NO.	DESCRIPTION	DATE
2		
1		

REVISIONS

SHEET 2 OF 19

CONDO MAP FOR

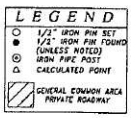
ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

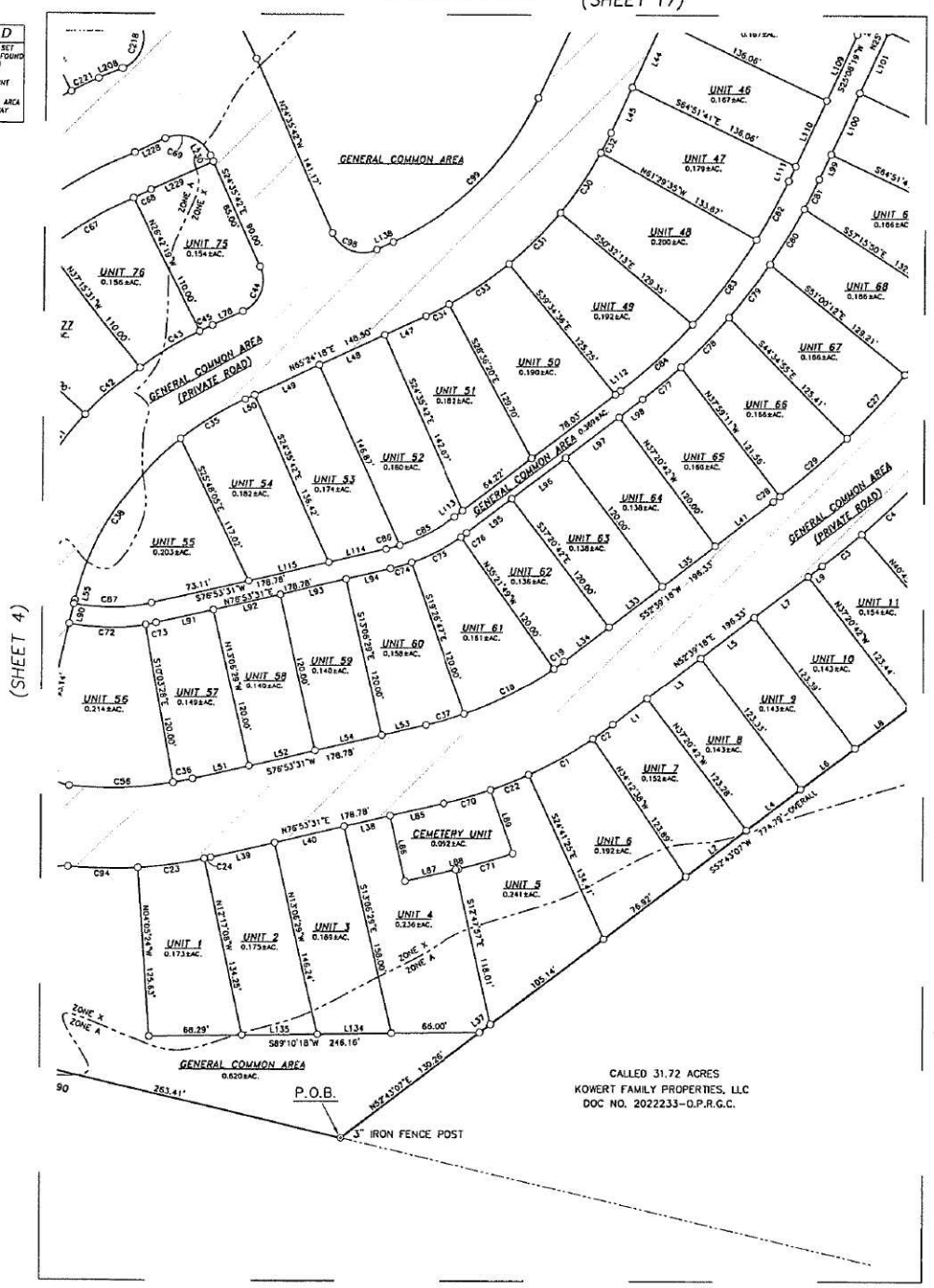
119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

(SHEET 17)

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS







CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
302 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10496

LINE TABLE & CURVE TABLE ON SHEET 19

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	

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PROFESSIONAL FIRM NO: 10128900

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH.325-388-3300/830-693-8815
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SCALE 1" = 50'
0 25 50

NO	DATE	DESCRIPTION
2		
1		

REVISIONS

SHEET 3 OF 19

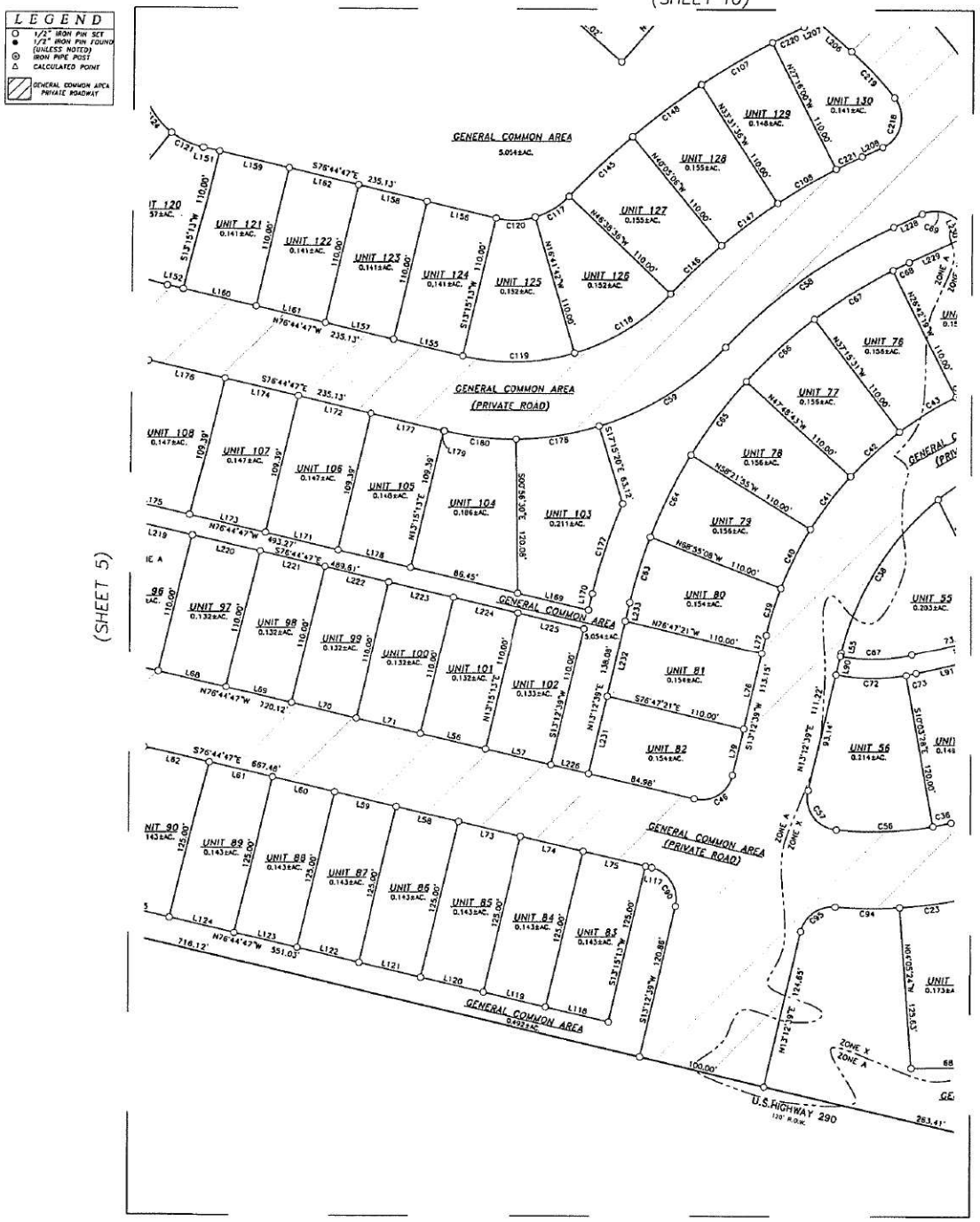
CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

(SHEET 16)

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS



CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1300 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8180
P.O. BOX 339
202 SPRING NO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10496

UNIT TABLE & CURVE TABLE ON SHEET 15

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'
0 25 50

NO.	DATE	DESCRIPTION
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1		

REVISIONS

SHEET 4 OF 19

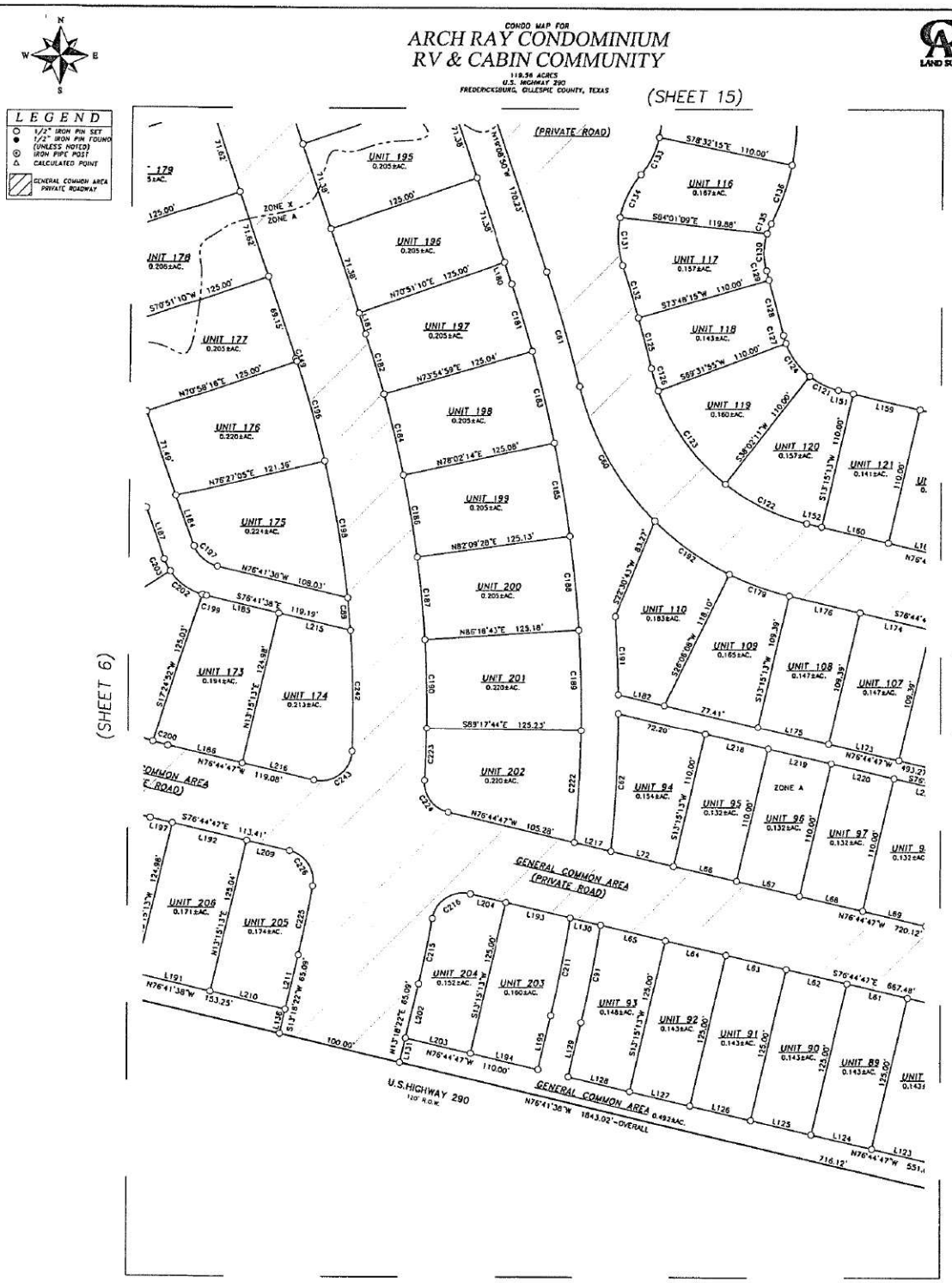
CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

(SHEET 15)



LINE TABLE & CURVE TABLE ON SHEET 18

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
202 SPRING NO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10196

PROJ NO. 221106	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
COPYRIGHT©2023	PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'
0 25 50

NO.	DESCRIPTION	DATE
2		
1		
	REVISIONS	

SHEET 5 OF 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS

(SHEET 7)



N
W E
S

LEGEND

- ○ 1/2" IRON PIN SET
- ● 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ IRON PIPE POST
- △ CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128000

FCKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10496

LINE TABLE & CURVE TABLE ON SHEET 19

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	

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PROFESSIONAL FIRM NO. 10124500

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-3513
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'

0 25 50

NO	DATE	DESCRIPTION
2		
1		

REVISIONS

SHEET 6 of 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

118.51 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS



LINE TABLE & CURVE TABLE ON SHEET 18

LEGEND

- ○ 1/2" IRON PIN SET
- ● 1/2" IRON PIN FOUND (UNLESS NOTED) IRON PIPE POST
- ◎ CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LFF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'
0 25 50

NO	DATE	DESCRIPTION
2		
1		

REVISIONS

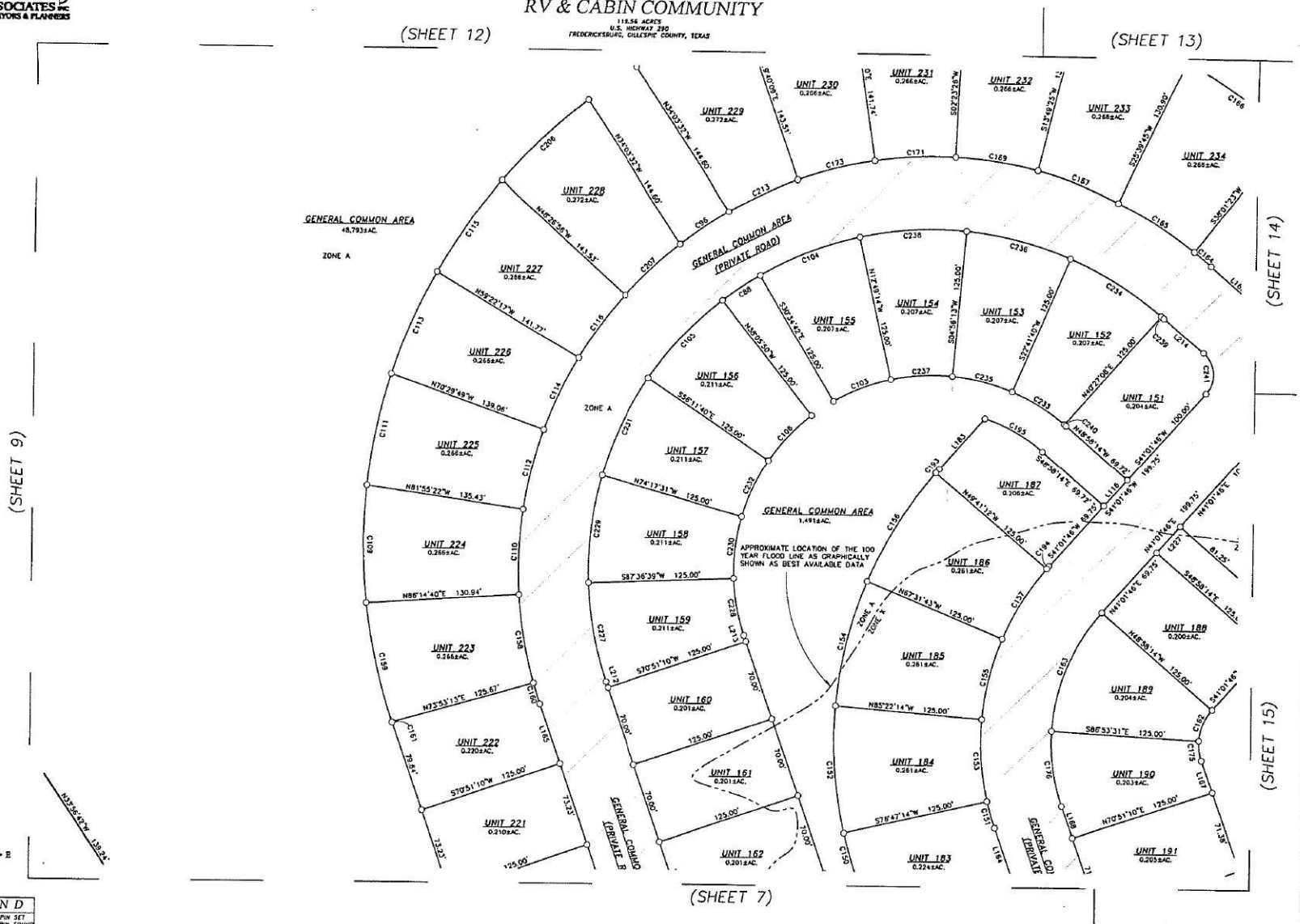
SHEET 7 of 18

CUPLIN & ASSOCIATES PC
LAND SURVEYORS & PLANNERS

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS



LINE TABLE & CURVE TABLE ON SHEET 19

LEGEND

- ○ 1/2" IRON PIN SET
- ● 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ IRON PIPE POST
- △ CALCULATED POINT
- GENERAL COMMON AREA
- PRIVATE ROADWAY

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
302 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10486

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128900

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: SPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
COPYRIGHT© 2023	PROFESSIONAL FIRM NO: 10128900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8515
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'
0 25 50

NO.	DESCRIPTION
2	
1	

REVISIONS

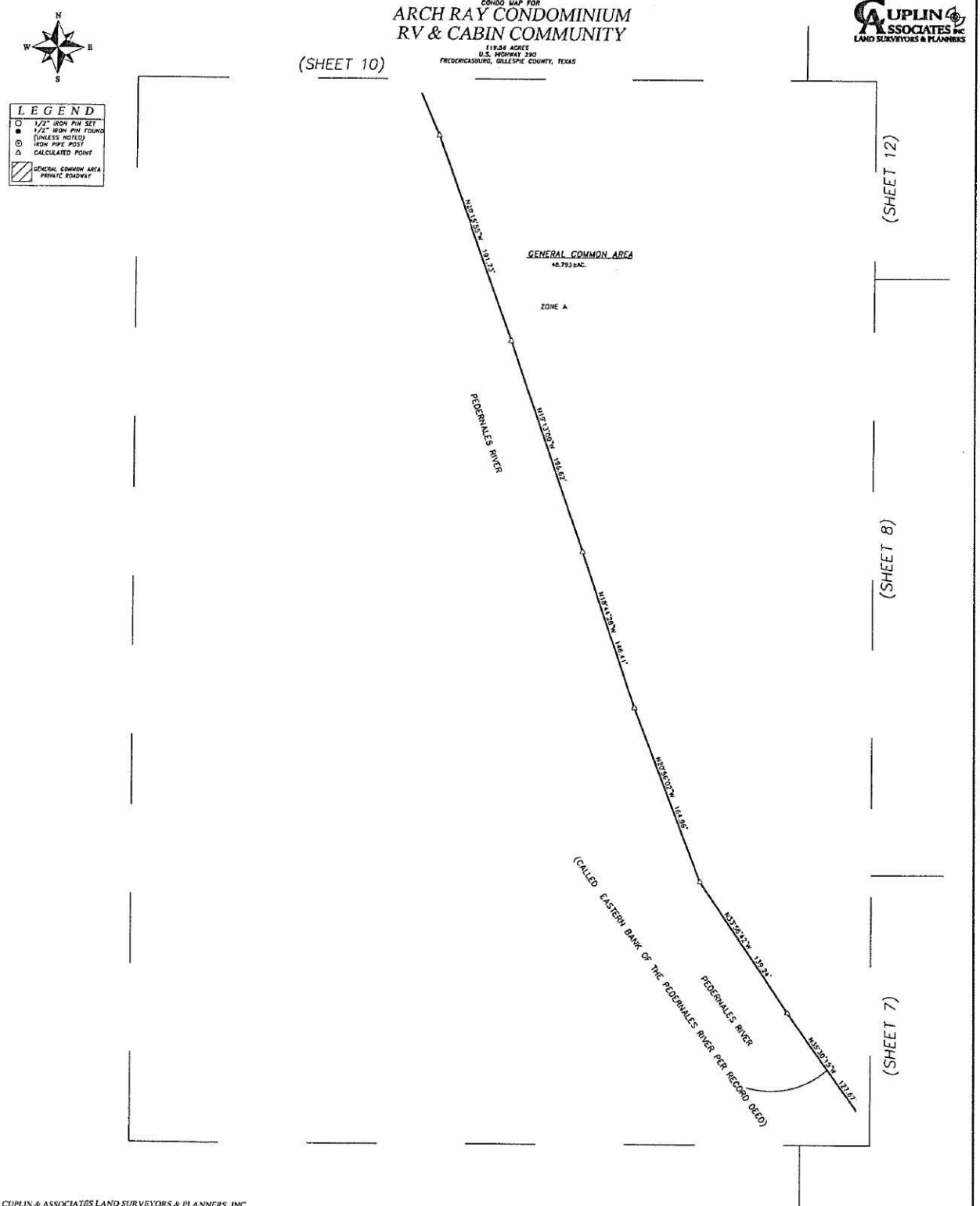
SHEET 8 OF 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.36 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS



CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10495

LINE TABLE & CURVE TABLE ON SHEET 10

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
COPYRIGHT©2023	PROFESSIONAL FIRM NO: 10128900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8813
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'

NO	DATE	DESCRIPTION
2		
1		

REVISIONS

SHEET 9 OF 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.58 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS



LEGEND
- ○ 1/2" IRON PIN SET
- ● 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ IRON PIPE POST
- △ CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY

(SHEET 11)

ZONE A

S62°42'48"E 280.07'

(CALLED SOUTHERN BANK OF THE PEDERNALES RIVER PER RECORD DEED)

PEDERNALES RIVER

S73°54'30"E

GENERAL COMMON AREA
48.793±AC.

(SHEET 11)

N22°24'57"W 203.65'

N29°43'07"W 226.38'

PEDERNALES RIVER

N23°58'33"W 290.78'

N22°

ZONE A

(SHEET 12)

(SHEET 9)

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1300 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10495

LINE TABLE & CURVE TABLE ON SHEET 10

PROJ NO. 221108
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC
TECH: LPF
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 10/13/2022
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MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'
0 25 50

NO.	DATE	DESCRIPTION
2		
1		

REVISIONS

SHEET 10 OF 19

CONDO MAP FOR

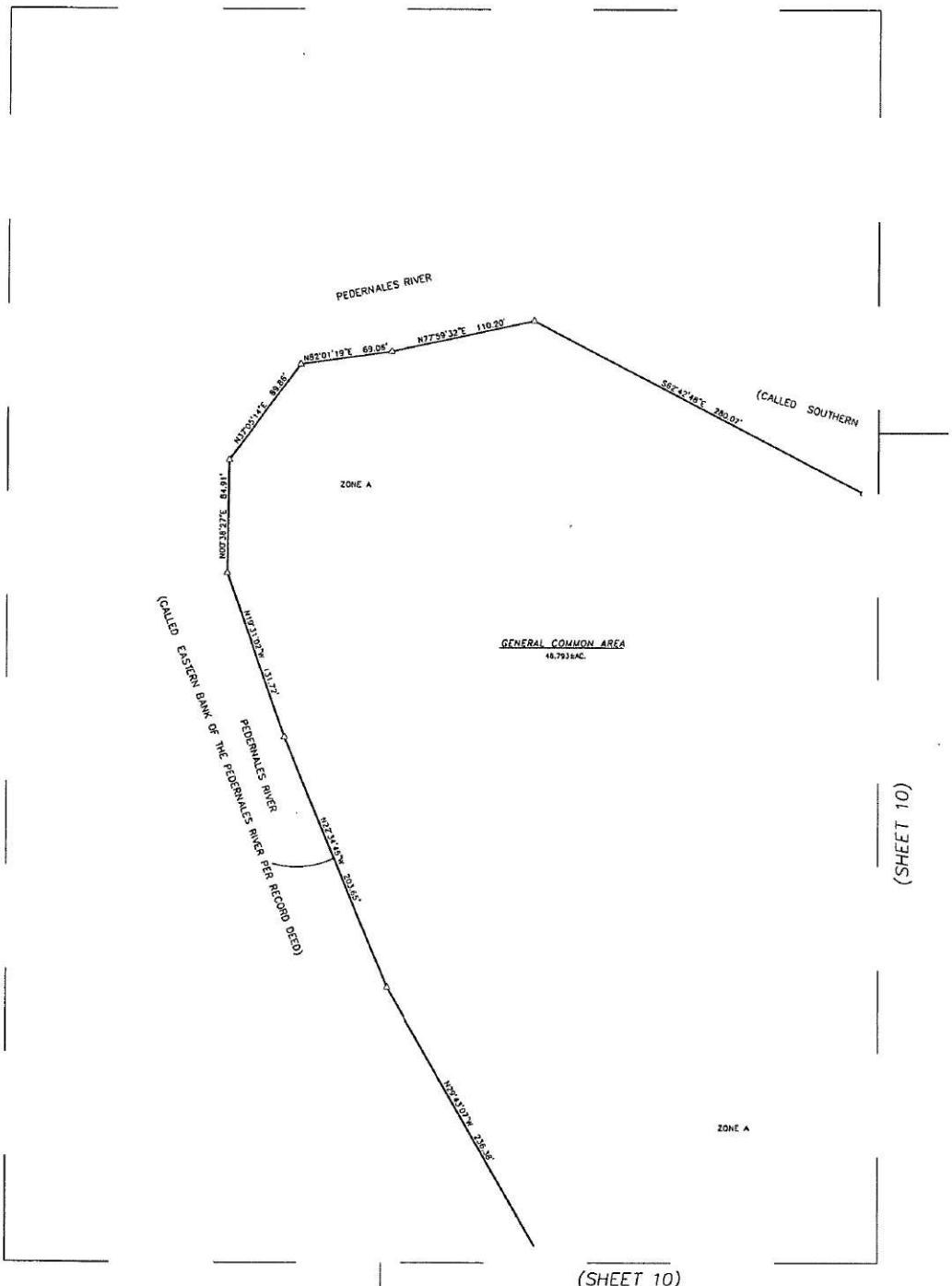
ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS

N
W E
S

LEGEND
- 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- IRON PIPE POST
- CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY



CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 350
302 SPRING NO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

LINE TABLE & CURVE TABLE ON SHEET 12

PROJ. NO. 221108	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300 830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 50'	SHEET 11 OF 19
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC			
TECH: LPF			
APPROVED: D. STARK			
FIELDWORK PERFORMED ON: 10/13/2022			

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DATE	NO.	DESCRIPTION
	2	
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REVISIONS

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.36 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS

N
W E
S

LEGEND

- ○ 1/2" IRON PIN SET
- ● 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ IRON PIPE POST
- △ CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY

S73°54'30"E 449.87'

S75°54'52"E 110.13'

PEDERNALES RIVER

S79°37'32"E 84.63'

S77°06'58"E 21.

ZONE A

(SHEET 10)

(SHEET 13)

GENERAL COMMON AREA
48.793±AC.

(SHEET 9)

C174

C214

S37°46'09"E 143.51'

UNIT
0.268±

UNIT 229
0.272±AC.

N54°03'32"W 144.60'

C206

N54°03'32"W 144.60'

C213

UNIT 228
0.272±AC.

(SHEET 8)

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
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1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
202 SPRING HILL AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

LINE TABLE & CURVE TABLE ON SHEET 19

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
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SCALE 1" = 50'
0 25 50

DATE	NO.	DESCRIPTION
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REVISIONS

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

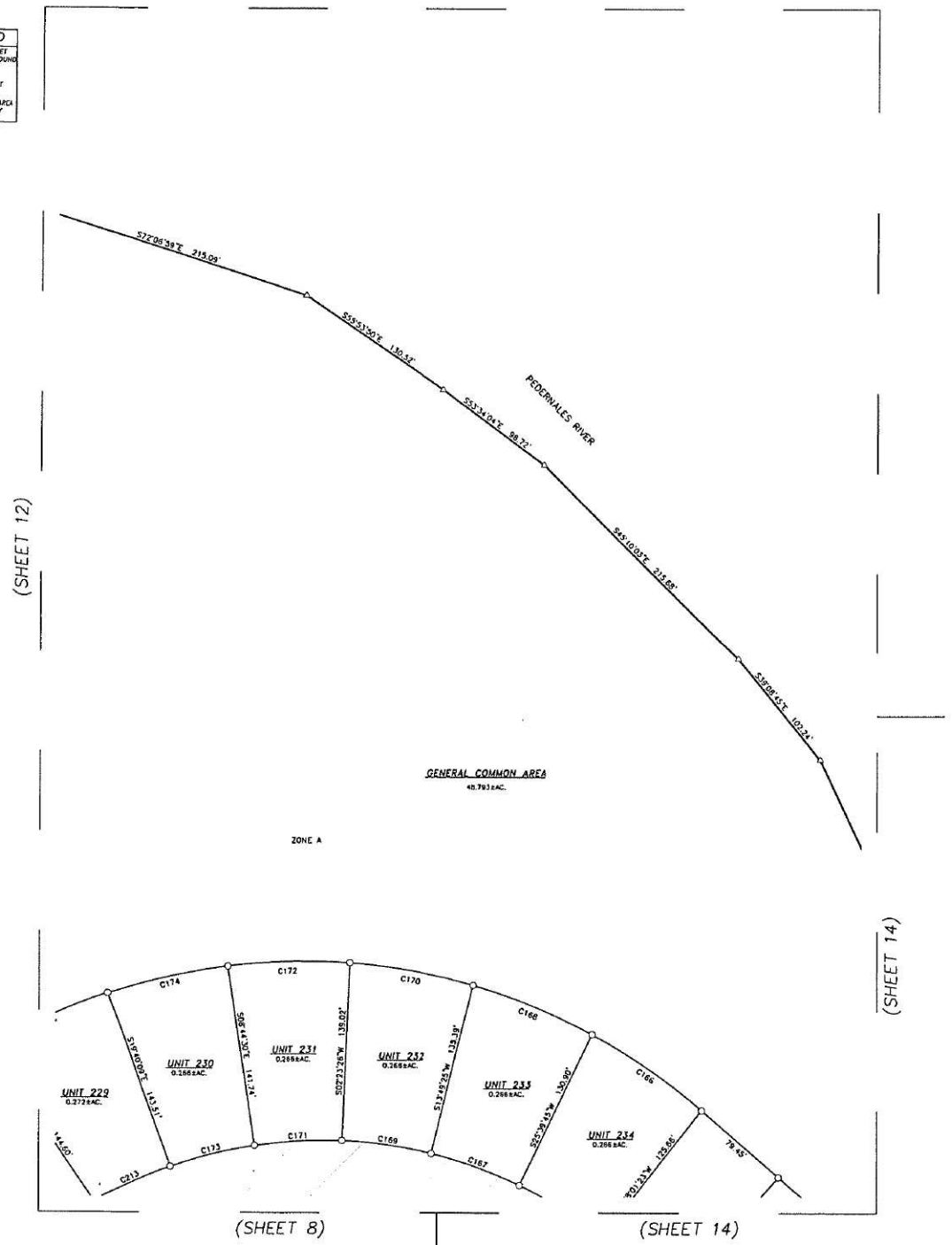
119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS

N
W E
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LEGEND

- ○ 1/2" IRON PIN SET
- ● 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ IRON PIPE POST
- △ CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY



CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-2300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
302 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10438

LINE TABLE & CURVE TABLE ON SHEET 19

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
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SCALE 1" = 50'
0 25 50

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

SHEET 13 OF 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES PLLC
LAND SURVEYORS & PLANNERS



CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128500

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

LEGEND

- ○ 1/2" IRON PIN SET (UNLESS NOTED)
- ● 1/2" IRON PIN FOUND
- ◎ IRON PIPE POST
- △ CALCULATED POINT
- GENERAL COMMON AREA
- PRIVATE ROADWAY

LINE TABLE & CURVE TABLE ON SHEET 16

PROJ. NO. 221105	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPT	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	

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SCALE 1" = 50'

NO	DATE	DESCRIPTION
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REVISIONS

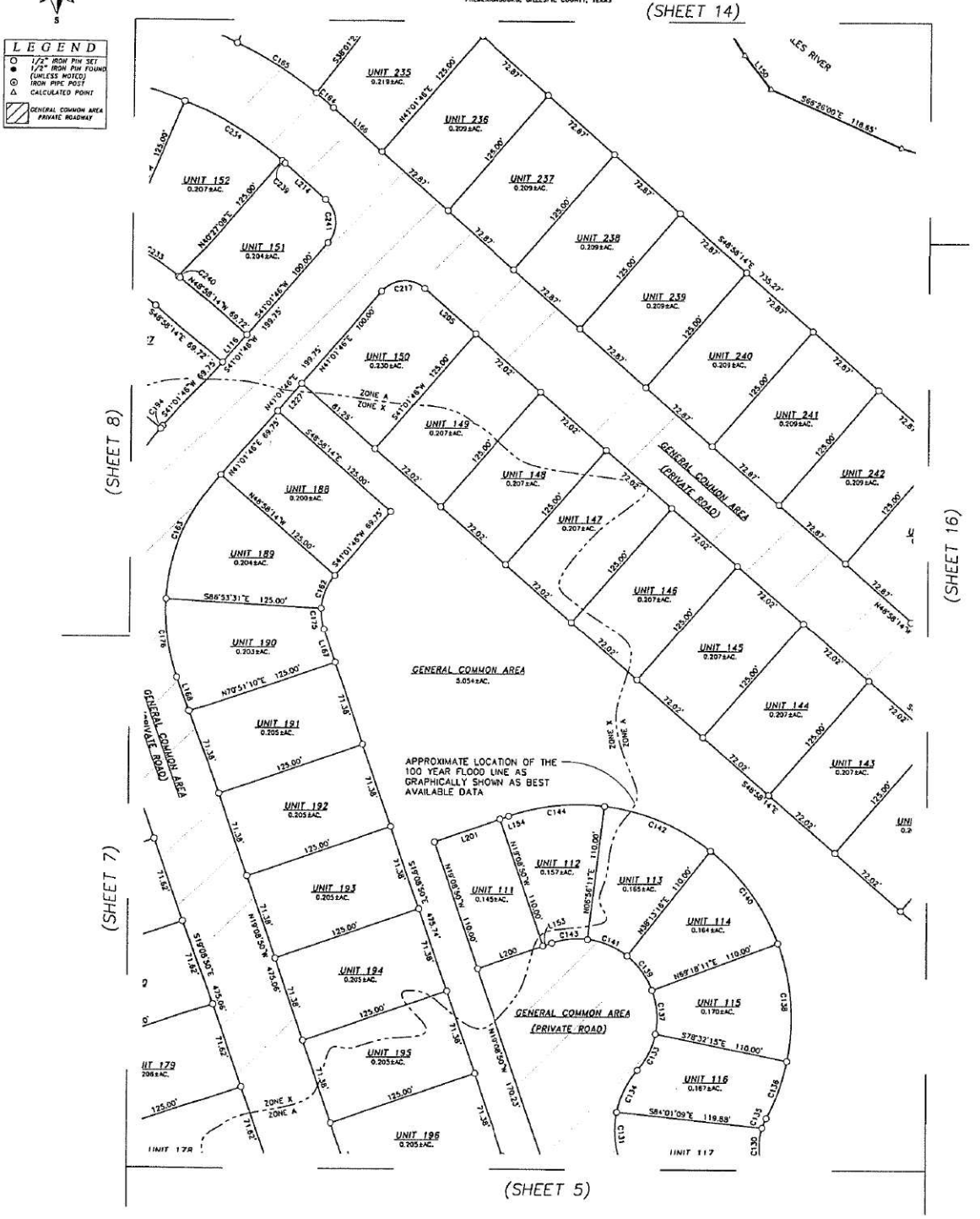
SHEET 14 of 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS



LINE TABLE & CURVE TABLE ON SHEET 19

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC
SURVEYOR
CONTACT: (325)-388-3300
1100 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 336
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
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MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
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SCALE 1" = 50'

NO	DATE	DESCRIPTION
2		
1		

REVISIONS

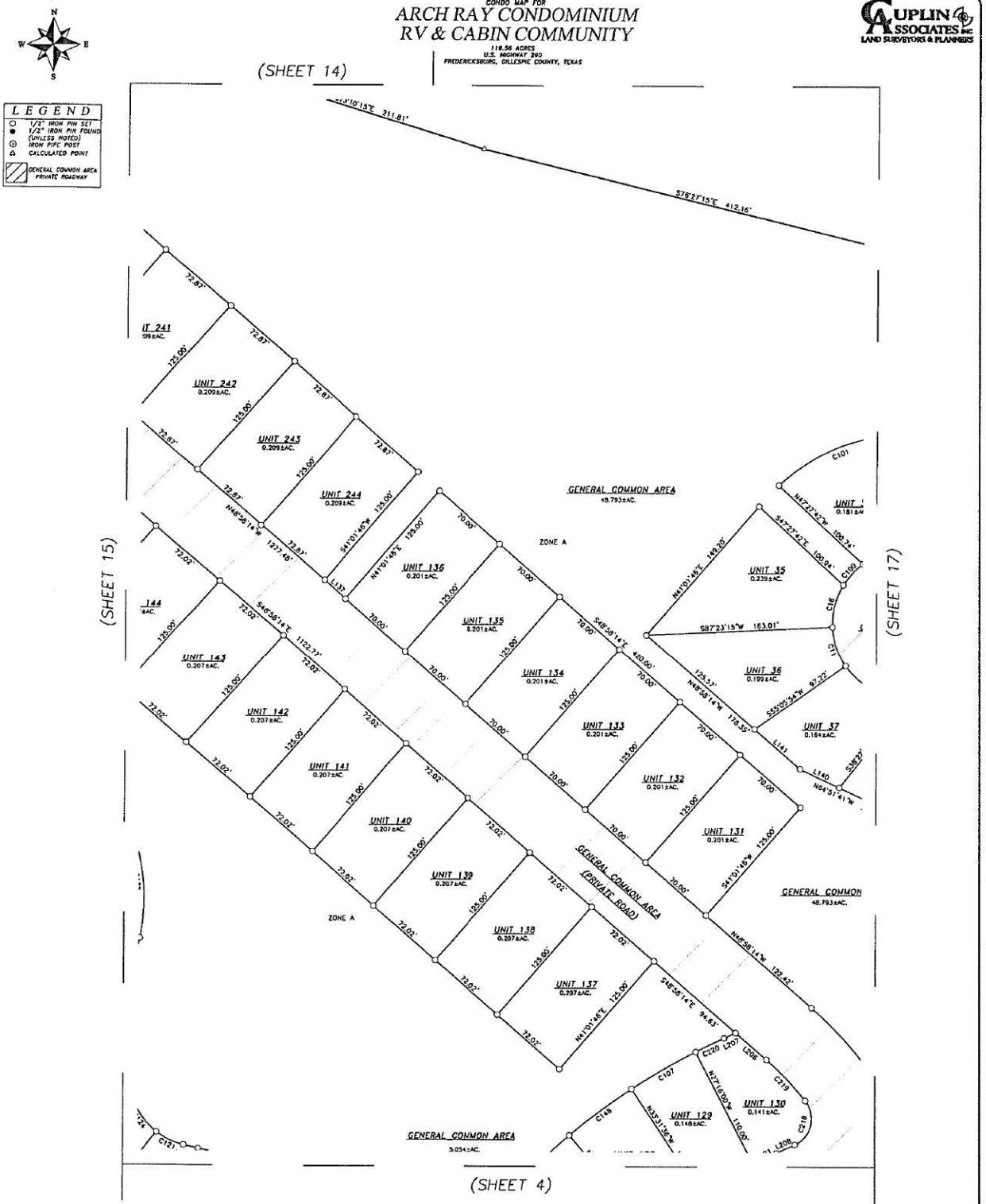
SHEET 15 OF 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS



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SURVEYOR
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MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC.
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CONTACT: (512)-336-8160
P.O. BOX 338
202 SPRING NO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

LINE TABLE & CURVE TABLE ON SHEET 18

PROJ NO. 221106	
PREPARED FOR: ARCH BAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	
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SCALE 1" = 50'
0 25 50

NO.	DATE	DESCRIPTION
2		
1		

REVISIONS

SHEET 16 OF 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS

N
W E
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LEGEND
- 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- IRON PIPE POST
- CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY

(CALLED SOUTHERN BANK OF THE PEDERNALES RIVER PER RECORD DEED)

PEDERNALES RIVER

S87°22'19"E 226.26'

S85°18'48"E 390.07'

ZONE A

GENERAL COMMON AREA
48.793±AC.

UNIT 34
0.181±AC.

UNIT 33
0.169±AC.

UNIT 32
0.177±AC.

UNIT 31
0.183±AC.

UNIT 30
0.166±AC.

UNIT 35
0.239±AC.

GENERAL COMMON AREA
(PRIVATE ROAD)

UNIT 36
0.199±AC.

UNIT 37
0.164±AC.

UNIT 38
0.205±AC.

UNIT 29
0.229±AC.

UNIT 28
0.185±AC.

UNIT 39
0.213±AC.

UNIT 40
0.168±AC.

UNIT 41
0.189±AC.

GENERAL COMMON AREA
48.793±AC.

ZONE A
ZONE X

APPROXIMATE LOCATION OF THE 100 YEAR FLOOD LINE AS GRAPHICALLY SHOWN AS BEST AVAILABLE DATA

UNIT 42
0.181±AC.

UNIT 43
0.187±AC.

UNIT 44
0.187±AC.

UNIT 45
0.187±AC.

UNIT 46
0.187±AC.

UNIT 47
0.179±AC.

UNIT 130
1.141±AC.

GENERAL COMMON AREA

(SHEET 16)

(SHEET 18)

(SHEET 4)

(SHEET 3)

LINE TABLE & CURVE TABLE ON SHEET 19

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10126900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
302 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

PROJ. NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	

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PH.325-388-3300 830-693-8013
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SCALE 1" = 50'
0 25 50

NO.	DATE	DESCRIPTION
2		
1		

REVISIONS

SHEET 17 OF 19

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

119.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS

N
W E
S

LEGEND
- ○ 1/2" IRON PIN SET
- ● 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ IRON PIPE POST
- △ CALCULATED POINT
- GENERAL COMMON AREA PRIVATE ROADWAY

ORD DEED)

PEDERNALES RIVER

S85°18'48"E 390.07'

S87°56'24"E 319.58'

190.52'

S83°54'36"E 305.88'

195.55'

110.33'

"WAYMAKER RPLS 6454"

S05°37'30"W 551.45'--OVERALL

N02°53'41"E 198.22'

314.78'

S13°10'34"W

278.73'

ZONE A
ZONE X

ION AREA
C.

(SHEET 17)

UNIT 29
229±AC.

UNIT 28
0.180±AC.

UNIT 27
0.186±AC.

UNIT 26
0.201±AC.

UNIT 25
1.177±AC.

UNIT 24
0.997±AC.

N25°08'19"E 135.00'

135.00'

S02°53'41"W 72.83'

S64°51'41"E 89.25'

PUBLIC WATER SYSTEM AREA
0.143±AC.

100' SANITARY CONTROL EASEMENT

EXISTING WELL

S25°08'19"W 67.50'

71.88'

111.06'

S64°51'41"E 217.12'

UNIT 42
0.181±AC.

N64°51'41"W 136.06'

UNIT 43
0.197±AC.

136.06'

UNIT 44
167±AC.

86.06'

UNIT 74
0.157±AC.

N64°51'41"W 136.06'

UNIT 73
0.156±AC.

136.06'

UNIT 72
0.156±AC.

136.06'

UNIT 71
0.156±AC.

136.06'

UNIT 70
0.156±AC.

S64°51'41"E 117.

GENERAL COMMON AREA
(PRIVATE ROAD)

S63°46'16"W 170.70'

89.26'

UNIT 23
0.232±AC.

2" IRON FENCE POST

N87°28'22"W 123.89'

UNIT 22
0.160±AC.

103.91'

S54°42'10"E 112.37'

UNIT 21
0.185±AC.

N64°51'41"W 144.70'

UNIT 20
0.167±AC.

144.80'

UNIT 19
0.168±AC.

144.91'

N25°08'19"E 188.49'

120.29'--OVERALL

CALLED 31.72 ACRES
KOWERT FAMILY PROPERTIES, LLC
DOC NO. 2022233--O.P.R.G.C.

(SHEET 2)

LINE TABLE & CURVE TABLE ON SHEET 19

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (325)-388-3300
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10125900

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8160
P.O. BOX 338
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10498

PROJ NO. 221108	
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC	
TECH: LPF	
APPROVED: D. STARK	
FIELDWORK PERFORMED ON: 10/13/2022	

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PH.325-388-3300/830-693-8815
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SCALE 1" = 50'
0 25 50

NO.	DESCRIPTION	DATE
2		
1		

REVISIONS

SHEET 18 OF 19

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	470.00'	94.83'	94.67'	N60°12'08"W
C2	530.00'	18.75'	18.75'	N52°51'13"W
C3	530.00'	37.54'	37.53'	N54°53'42"W
C4	530.00'	37.87'	37.86'	N56°56'42"W
C5	530.00'	50.19'	50.17'	N59°54'24"W
C6	530.00'	50.19'	50.17'	N62°48'58"W
C7	530.00'	50.19'	50.17'	N65°43'32"W
C8	530.00'	50.19'	50.18'	N68°37'53"W
C9	530.00'	13.86'	13.86'	N70°53'51"W
C10	61.00'	41.63'	40.84'	N77°41'09"W
C11	83.00'	38.53'	38.19'	S18°15'25"E
C12	83.00'	37.18'	36.87'	S44°51'44"E
C13	83.00'	37.18'	36.87'	N18°21'44"E
C14	83.00'	37.87'	37.55'	N44°51'53"W
C15	83.00'	38.92'	38.58'	N70°49'39"W
C16	83.00'	38.44'	38.08'	N11°29'59"E
C17	530.00'	14.27'	14.27'	N82°27'19"W
C18	530.00'	13.01'	14.7'	N80°48'12"W
C19	530.00'	9.34'	9.34'	N79°43'18"W
C20	62.50'	31.53'	31.19'	N41°37'48"W
C21	83.00'	42.38'	38.46'	N73°24'48"W
C22	83.00'	38.15'	37.82'	N11°55'09"E
C23	530.00'	50.19'	50.17'	N74°31'45"W
C24	530.00'	49.20'	49.18'	N81°29'09"W
C25	530.00'	1.74'	1.74'	N84°13'13"W
C26	570.00'	81.81'	81.74'	S29°35'11"W
C27	570.00'	82.20'	82.13'	S33°51'39"W
C28	570.00'	82.20'	82.13'	S38°07'08"W
C29	570.00'	8.35'	8.35'	S42°00'01"W
C30	570.00'	82.55'	82.48'	S46°16'59"W
C31	280.00'	53.34'	53.26'	N53°39'16"E
C32	280.00'	52.26'	52.18'	N64°36'15"E
C33	280.00'	19.46'	19.46'	N74°43'19"E
C34	280.00'	83.01'	82.71'	N85°34'15"E
C35	280.00'	83.01'	82.71'	S76°08'31"E
C36	280.00'	56.37'	56.09'	S66°05'12"E
C37	280.00'	11.97'	11.97'	S59°43'11"E
C38	278.00'	76.87'	76.63'	N73°53'42"E
C39	220.00'	144.24'	141.67'	N31°23'13"E
C40	280.00'	80.44'	80.16'	N17°48'46"E
C41	280.00'	51.53'	51.50'	S29°21'29"W
C42	280.00'	51.53'	51.50'	S34°37'31"W
C43	280.00'	51.53'	51.50'	S39°53'34"W
C44	280.00'	51.53'	51.50'	S45°09'36"W
C45	280.00'	51.53'	51.50'	S50°25'39"W
C46	280.00'	51.53'	51.50'	S55°41'41"W
C47	280.00'	23.90'	23.89'	S58°03'05"W
C48	280.00'	10.11'	10.11'	S61°00'19"W
C49	280.00'	32.54'	32.52'	S64°33'00"W
C50	280.00'	33.21'	33.19'	S68°04'41"W
C51	280.00'	33.21'	33.19'	S71°37'41"W
C52	62.00'	18.82'	18.74'	N73°47'06"E
C53	62.00'	34.00'	33.01'	S87°49'15"E
C54	62.00'	41.35'	40.60'	N31°10'02"W
C55	62.00'	41.35'	40.60'	N10°29'59"E
C56	62.00'	40.97'	39.92'	N52°10'42"E
C57	62.00'	40.97'	39.91'	N18°03'06"E
C58	62.00'	11.81'	11.79'	N15°33'41"W
C59	23.00'	39.77'	35.36'	S70°08'19"W
C60	2430.00'	73.03'	73.03'	N87°55'52"E
C61	33.00'	42.44'	39.53'	S15°28'15"E
C62	470.00'	101.52'	100.83'	N33°21'51"E
C63	470.00'	117.06'	116.78'	N48°02'39"E
C64	2430.00'	125.74'	125.18'	N09°45'39"W
C65	1060.00'	93.51'	93.38'	N12°31'39"W
C66	1060.00'	111.69'	111.63'	N07°51'49"E
C67	2011.00'	93.53'	93.53'	N17°56'55"W
C68	2011.00'	71.81'	71.73'	N19°21'29"E
C69	2011.00'	71.81'	71.73'	N16°51'41"E
C70	2011.00'	71.81'	71.73'	N14°21'53"E
C71	2011.00'	71.81'	71.73'	N11°52'05"E
C72	2011.00'	71.81'	71.73'	N09°22'17"E
C73	2011.00'	71.81'	71.73'	N06°52'29"E
C74	2011.00'	71.81'	71.73'	N04°22'41"E
C75	2011.00'	71.81'	71.73'	N01°52'53"E
C76	2011.00'	71.81'	71.73'	N00°58'56"W
C77	2011.00'	71.81'	71.73'	N03°28'44"W
C78	2011.00'	71.81'	71.73'	N05°58'32"W
C79	2011.00'	71.81'	71.73'	N08°28'20"W
C80	2011.00'	71.81'	71.73'	N10°58'08"W
C81	2011.00'	71.81'	71.73'	N13°27'56"W
C82	2011.00'	71.81'	71.73'	N15°57'44"W
C83	2011.00'	71.81'	71.73'	N18°27'32"W
C84	2011.00'	71.81'	71.73'	N20°57'20"W
C85	2011.00'	71.81'	71.73'	N23°27'09"W
C86	2011.00'	71.81'	71.73'	N25°56'57"W
C87	2011.00'	71.81'	71.73'	N28°26'45"W
C88	2011.00'	71.81'	71.73'	N30°56'33"W
C89	2011.00'	71.81'	71.73'	N33°26'21"W
C90	2011.00'	71.81'	71.73'	N35°56'09"W
C91	2011.00'	71.81'	71.73'	N38°25'57"W
C92	2011.00'	71.81'	71.73'	N40°55'45"W
C93	2011.00'	71.81'	71.73'	N43°25'33"W
C94	2011.00'	71.81'	71.73'	N45°55'21"W
C95	2011.00'	71.81'	71.73'	N48°25'09"W
C96	2011.00'	71.81'	71.73'	N50°54'57"W
C97	2011.00'	71.81'	71.73'	N53°24'45"W
C98	2011.00'	71.81'	71.73'	N55°54'33"W
C99	2011.00'	71.81'	71.73'	N58°24'21"W
C100	2011.00'	71.81'	71.73'	N60°54'09"W
C101	2011.00'	71.81'	71.73'	N63°23'57"W
C102	2011.00'	71.81'	71.73'	N65°53'45"W
C103	2011.00'	71.81'	71.73'	N68°23'33"W
C104	2011.00'	71.81'	71.73'	N70°53'21"W
C105	2011.00'	71.81'	71.73'	N73°23'09"W
C106	2011.00'	71.81'	71.73'	N75°52'57"W
C107	2011.00'	71.81'	71.73'	N78°22'45"W
C108	2011.00'	71.81'	71.73'	N80°52'33"W
C109	2011.00'	71.81'	71.73'	N83°22'21"W
C110	2011.00'	71.81'	71.73'	N85°52'09"W
C111	2011.00'	71.81'	71.73'	N88°21'57"W
C112	2011.00'	71.81'	71.73'	S89°08'19"W
C113	2011.00'	71.81'	71.73'	S86°38'31"W
C114	2011.00'	71.81'	71.73'	S84°08'43"W
C115	2011.00'	71.81'	71.73'	S81°38'55"W
C116	2011.00'	71.81'	71.73'	S79°09'07"W
C117	2011.00'	71.81'	71.73'	S76°39'19"W
C118	2011.00'	71.81'	71.73'	S74°09'31"W
C119	2011.00'	71.81'	71.73'	S71°39'43"W
C120	50.00'	31.35'	31.01'	N86°16'46"E
C121	50.00'	39.95'	38.79'	S64°21'18"E

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C122	170.00'	73.31'	72.75'	N64°21'18"W
C123	170.00'	39.95'	39.86'	N77°09'31"W
C124	50.00'	32.98'	32.40'	N70°16'23"W
C125	1145.00'	41.91'	41.91'	N19°30'49"W
C126	1145.00'	19.19'	19.19'	N17°31'06"W
C127	50.00'	8.87'	8.87'	S17°11'00"E
C128	1255.00'	45.61'	45.61'	N19°30'49"W
C129	1255.00'	7.77'	7.77'	S18°23'15"E
C130	50.00'	30.04'	29.59'	S00°02'39"W
C131	50.00'	38.58'	37.63'	N03°52'48"E
C132	1145.00'	13.90'	13.90'	N17°12'39"W
C133	50.00'	43.60'	42.20'	N68°08'14"E
C134	50.00'	30.61'	30.13'	S28°04'44"E
C135	50.00'	8.87'	8.87'	S82°49'31"W
C136	170.00'	99.51'	98.11'	S73°09'31"E
C137	65.00'	38.46'	38.01'	N84°39'42"W
C138	1725.00'	45.61'	45.61'	N19°30'49"W
C139	65.00'	39.26'	38.65'	S66°19'13"E
C140	175.00'	84.93'	83.77'	S36°19'13"E
C141	50.00'	29.60'	29.00'	N67°25'15"E
C142	175.00'	97.53'	96.27'	S89°21'13"E
C143	175.00'	84.93'	83.77'	S36°19'13"E
C144	175.00'	29.61'	29.58'	N83°53'39"E
C145	280.00'	67.53'	67.36'	N69°39'09"E
C146	480.00'	54.01'	54.01'	S45°59'39"E
C147	480.00'	54.01'	54.01'	S51°11'39"E
C148	500.00'	56.25'	56.22'	S51°11'39"E
C149	830.00'	3.77'	3.77'	S19°01'47"E
C150	830.00'	93.43'	93.38'	S15°48'45"E
C151	330.00'	37.13'	37.11'	S15°48'45"E
C152	355.00'	119.55'	119.01'	N61°11'30"E
C153	330.00'	71.33'	71.20'	S61°11'30"W
C154	355.00'	119.55'	119.01'	N61°11'30"E
C155	330.00'	37.13'	37.11'	S15°48'45"E
C156	355.00'	119.55'	119.01'	N61°11'30"E
C157	355.00'	119.55'	119.01'	N61°11'30"E
C158	355.00'	71.65'	71.53'	S73°23'33"W
C159	355.00'	119.55'	119.01'	N61°11'30"E
C160	355.00'	119.55'	119.01'	N61°11'30"E
C161	355.00'	71.65'	71.53'	S73°23'33"W
C162	355.00'	119.55'	119.01'	N61°11'30"E
C163	433.13'	104.30'	104.17'	N17°48'43"W
C164	355.00'	18.80'	18.80'	S13°11'18"E
C165	433.13'	0.32'	0.32'	N19°08'50"W
C166	65.00'	39.79'	39.74'	S21°08'08"W
C167	1700.00'	112.53'	112.51'	N21°05'08"W
C168	333.00'	18.83'	18.83'	N06°26'22"W
C169	355.00'	119.55'	119.01'	N61°11'30"E
C170	433.13'	101.40'	101.18'	S22°17'21"E
C171	355.00'	73.33'	73.22'	S70°15'25"E
C172	355.00'	119.55'	119.01'	N61°11'30"E
C173	355.00'	20.84'	20.73'	S81°53'44"E
C174	433.13'	98.32'	98.12'	S76°46'27"E
C175	355.00'	66.07'	66.07'	S85°49'19"E
C176	355.00'	89.30'	89.07'	N82°26'54"E
C177	355.00'	89.30'	89.07'	N68°56'15"E
C178	355.00'	87.91'	87.70'	N54°39'44"E
C179	433.13'	104.30'	104.17'	N17°48'43"W
C180	355.00'	119.55'	119.01'	N61°11'30"E
C181	1055.00'	56.41'	56.41'	S19°58'58"E
C182	330.00'	100.28'	99.89'	N17°45'15"W
C183	330.00'	73.80'	73.65'	N04°39'18"W
C184	330.00'	73.80'	73.65'	N09°00'57"E
C185	330.00'	73.80'	73.65'	N22°41'32"E
C186	330.00'	73.80'	73.65'	N27°02'11"E
C187	330.00'	61.49'	61.40'	N32°30'31"E
C188	330.00'	11.80'	11.80'	N37°05'08"E
C189	1055.00'	93.13'	93.11'	N02°12'10"W
C190	1055.00'	73.05'	73.04'	N05°45'39"W
C191	353.00'	4.44'	4.44'	N40°40'17"E
C192	353.00'	2.00'	2.00'	S40°40'17"W
C193	140.00'	34.81'	34.74'	S82°40'17"W
C194	870.00'	83.21'	83.18'	S15°14'40"E
C195	870.00'	153.10'	152.91'	S25°10'40"E
C196	870.00'	111.58'	111.43'	S09°49'54"E
C197	330.00'	63.30'	63.20'	N11°45'15"W
C198	170.00'	19.70'	19.71'	N14°39'08"W
C199	170.00'	117.65'	115.31'	N37°45'51"W
C200	1700.00'	33.13'	33.13'	S05°45'51"E
C201	170.00'	20.57'	20.56'	S01°38'19"E
C202	1700.00'	10.87'	10.87'	S06°03'54"E
C203	1700.00'	46.83'	46.83'	S07°24'11"E
C204	330.00'	30.15'	30.13'	S23°54'11"E
C205	330.00'	100.28'	100.15'	N17°51'58"W
C206	355.00'	81.48'	81.30'	S15°01'41"E
C207	330.00'	52.23'	52.41'	S33°12'07"E
C208	330.00'	52.23'	52.41'	S38°32'07"E
C209	330.00'	52.23'	52.41'	S43°52'07"E
C210	330.00'	51.36'	51.31'	S48°55'45"E
C211	1700.00'	86.72'	86.71'	S53°58'19"E
C212	1700.00'	86.72'	86.71'	S56°58'19"E
C213	930.00'	53.74'	53.73'	N11°41'50"E
C214	25.00'	39.27'	35.36'	S61°41'50"W
C215	25.00'	39.27'	35.36'	N28°18'10"W
C216	25.00'	39.27'	35.36'	N61°41'50"E
C217	25.00'	39.27'	35.36'	S28°18'10"E
C218	930.00'	58.69'	58.68'	S13°23'34"W
C219	930.00'	58.69'	58.68'	S10°23'34"W
C220	930.00'	58.69'	58.68'	S07°23'34"W
C221	930.00'	58.69'	58.68'	S04°23'34"W
C222	930.00'	58.69'	58.68'	S01°23'34"W
C223	930.00'	58.69'	58.68'	S01°36'26"E
C224	930.00'	58.69'	58.68'	S04°36'26"E
C225	930.00'	58.69'	58.68'	S07°36'26"E
C226	930.00'	58.69'	58.68'	S10°36'26"E
C227	930.00'	58.69'	58.68'	S13°36'26"E
C228	930.00'	58.69'	58.68'	S16°36'26"E
C229	930.00'	58.69'	58.68'	S19°36'26"E
C230	930.00'	58.69'	58.68'	S22°36'26"E
C231	930.00'	58.69'	58.68'	S25°36'26"E
C232	930.00'	58.69'	58.68'	S28°36'26"E
C233	930.00'	58.69'	58.68'	S31°36'26"E
C234	930.00'	58.69'	58.68'	S34°36'26"E
C235	930.00'	58.69'	58.68'	S37°36'26"E
C236	930.00'	58.69'	58.68'	S40°36'26"E
C237	930.00'	58.69'	58.68'	S43°36'26"E
C238	930.00'	58.69'	58.68'	S46°36'26"E
C239	930.00'	2.92'	2.92'	S48°19'43"E
C240	25.00'	39.27'	35.36'	S61°41'50"W
C241	25.00'	39.27'	35.36'	N28°18'10"W
C242	670.00'	98.72'	98.63'	S01°11'31"E
C243	25.00'	44.10'	38.84'	S52°25'52"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N52°39'18"E	132.84'
L2	S57°43'07"W	87.15'
L3	N52°39'18"E	50.39'
L4	S57°43'07"W	50.39'
L5	N52°39'18"E	50.39'
L6	S57°43'07"W	50.39'
L7	N52°39'18"E	50.39'
L8	S57°43'07"W	50.39'
L9	S52°39'18"W	18.85'
L10	S57°43'07"W	87.81'
L11	S57°43'07"W	50.91'
L12	S52°01'04"W	82.31'
L13	S52°01'04"W	11.87'
L14	S52°01'04"W	61.27'
L15	S52°39'18"E	17.33'
L16	S52°01'04"W	37.40'
L17	N52°39'18"E	50.39'
L18	S52°01'04"W	50.39'
L19	S52°01'04"W	50.39'
L20	N52°39'18"E	50.39'
L21	S52°01'04"W	50.39'
L22	S52°01'04"W	50.39'
L23	N52°39'18"E	50.39'
L24	N64°51'41"W	51.43'
L25	N64°51'41"W	66.60'
L26	N64°51'41"W	60.00'
L27	S64°51'41"E	13.13'
L28	S25°01'04"W	31.63'
L29	S25°08'19"W	50.00'
L30	S25°08'19"W	50.00'
L31	S25°08'19"W	50.00'
L32	S25°08'19"W	37.03'
L33	S52°39'18"W	50.00'
L34	S52°39'18"W	42.00'
L35	S52°39'18"W	50.00'
L36	S37°12'40"W	36.54'
L37	S52°43'07"W	9.83'
L38	N76°53'31"E	35.01'
L39	N76°53'31"E	48.64'
L40	N76°53'31"E	54.00'
L41	S52°39'18"W	54.33'
L42	N76°53'31"E	53.56'
L43	N25°08'19"E	53.56'
L44	S25°08'19"W	53.56'
L45	S25°08'19"W	37.07'
L46	S25°08'19"W	53.56'
L47	S52°24'18"W	33.98'
L48	S52°24'18"W	53.54'
L49	S65°24'18"W	53.55'
L50	S52°24'18"W	7.47'
L51	N52°39'18"E	42.80'
L52	N78°53'31"E	51.00'
L53	N78°53'31"E	51.00'
L54	N76°53'31"E	51.00'
L55	S13°12'39"W	3.07'
L56	N76°44'47"W	53.10'
L57	N78°44'47"W	52.79'
L58	S78°44'47"E	50.00'
L59	S78°44'47"E	50.00'
L60	S78°44'47"E	50.00'
L61	S78°44'47"E	50.00'
L62	S78°44'47"E	50.00'
L63	S78°44'47"E	50.00'
L64	S78°44'47"E	50.00'
L65	S13°12'39"W	53.80'
L66	N76°44'47"W	52.10'
L67	N76°44'47"W	52.10'
L68	N76°44'47"W	52.10'
L69	N76°44'47"W	52.10'
L70	S78°44'47"E	52.10'
L71	S78°44'47"E	52.10'
L72	N76°44'47"W	52.10'
L73	S78°44'47"E	50.00'
L74	S78°44'47"E	50.00'
L75	S78°44'47"E	50.00'
L76	S13°12'39"W	60.97'
L77	S13°12'39"W	54.00'
L78	S65°24'18"W	24.80'
L79	S13°12'39"W	37.22'
L80	S64°51'41"E	41.85'
L81	S64°51'41"E	44.19'
L82	S25°01'04"W	51.33'
L83	S25°01'04"W	14.04'
L84	S25°08'19"W	33.93'
L85	N76°53'31"E	61.14'
L86	N13°06'29"W	50.00'
L87	S78°53'31"W	19.09'
L88	S78°53'31"W	32.00'
L89	S19°21'58"E	50.00'
L90	N13°12'39"E	19.01'
L91	N13°12'39"E	142.80'
L92	N78°53'31"E	51.00'
L93	N78°53'31"E	51.00'
L94	N78°53'31"E	51.00'
L95	N22°39'18"E	42.00'
L96	N25°39'18"E	50.00'
L97	N52°39'18"E	50.00'
L98	N37°39'18"E	22.02'
L99	N25°08'19"E	20.21'
L100	S25°08'19"W	50.00'
L101	N25°08'19"E	50.00'
L102	N25°08'19"E	50.00'
L103	N25°08'19"E	50.00'
L104	N25°08'19"E	54.68'
L105	N64°51'41"W	40.00'
L106	S19°08'19"W	53.56'
L107	S25°08'19"W	53.56'
L108	S19°08'19"W	53.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L109	S25°08'19"W	53.56'
L110	S25°08'19"W	53.56'
L111	S25°08'19"W	12.04'
L112	S52°39'18"W	14.60'
L113	S52°39'18"W	17.57'
L114	S52°39'18"W	43.91'
L115	S78°53'31"W	181.78'
L116	S41°01'48"W	30.00'
L117	S78°44'47"E	5.85'
L118	S78°44'47"E	50.00'
L119	S78°44'47"E	50.00'
L120	S78°44'47"E	50.00'
L121	S78°44'47"E	50.00'
L122	S78°44'47"E	50.00'
L123	N78°44'47"W	50.00'
L124	N78°44'47"W	50.00'
L125	N78°44'47"W	50.00'
L126	N78°44'47"W	50.00'
L127	N78°44'47"W	50.00'
L128	N78°44'47"W	51.03'
L129	N13°18'22"E	44.28'
L130	S78°44'47"E	125.07'
L131	N13°18'22"E	20.19'
L132	S78°44'47"E	52.06'
L133	N66°31'41"W	50.00'
L134	S89°10'18"W	55.28'
L135	S89°10'18"W	58.80'
L136	S13°18'22"W	23.00'
L137	N48°58'14"W	23.00'
L138	S89°24'18"W	113.64'
L139	N64°51'41"W	80.11'
L140	N64°51'41"W	38.31'
L141	N48°58'14"W	62.79'
L142	S64°51'41"E	27.52'
L143	S64°51'41"E	55.10'
L144	S64°51'41"E	52.06'
L145	S64°51'41"E	53.43'
L146	S64°51'41"E	48.00'
L147	S64°51'41"E	50.00'
L148	S64°51'41"E	50.00'
L149	S64°51'41"E	44.27'
L150	S64°51'41"E	53.93'
L151	S78°44'47"E	12.44'
L152	N78°44'47"W	12.44'
L153	S79°31'10"E	27.81'
L154	N79°31'10"E	7.81'
L155	N78°44'47"W	35.07'
L156	S78°44'47"E	35.07'
L157	N78°44'47"W	35.07'
L158	S78°44'47"E	35.07'
L159	N78°44'47"W	35.07'
L160	N78°44'47"W	35.07'
L161	S78°44'47"E	35.07'
L162	N78°44'47"W	35.07'
L163	N19°08'50"E	42.80'
L164	S19°08'50"E	47.80'
L165	S19°08'50"E	54.43'
L166	N48°58'14"W	54.24'
L167	S19°08'50"E	29.14'
L168	N19°08'50"W	29.14'
L169	N78°44'47"W	58.49'
L170	S13°12'39"W	13.06'
L171	N78°44'47"W	58.50'
L172	N78°44'47"W	58.50'
L173	N78°44'47"W	58.50'
L174	N78°44'47"W	58.50'
L175	S78°44'47"E	58.50'
L176	N78°44'47"W	58.50'
L177	S78°44'47"E	59.03'
L178	S78°44'47"E	59.03'
L179	S13°12'39"W	53.80'
L180	S19°08'50"E	18.31'
L181	N19°08'50"W	17.64'
L182	S78°44'47"E	58.57'
L183	N41°01'48"E	58.37'
L184	N19°08'50"W	52.77'
L185	S78°44'47"E	58.57'
L186	N78°44'47"W	29.69'
L187	S19°08'50"E	43.93'
L188	N78°44'47"W	29.69'
L189	S19°08'50"E	52.63'
L190	N19°08'50"W	52.81'
L191	S78°44'47"E	59.87'
L192	S78°44'47"E	59.87'
L193	S78°44'47"E	59.87'
L194	S13°18'22"W	55.16'
L195	S13°18'22"W	44.80'
L196	N78°41'38"W	51.10'
L197	S78°44'47"E	16.23'
L198	N78°41'38"W	20.01'
L199	N13°41'38"W	26.78'
L200	S70°51'10"W	57.39'
L201	N70°51'10"E	57.39'
L202	N13°18'22"E	44.80'
L203	N78°44'47"W	53.62'
L204	S78°44'47"E	30.09'
L205	S48°58'14"E	56.23'
L206	S48°58'14"E	35.57'
L207	N89°24'18"E	11.11'
L208	S89°24'18"W	17.80'
L209	S78°44'47"E	25.51'
L210	N78°41'38"W	62.25'
L211	S13°18'22"W	15.09'
L212	S19°08'50"E	5.43'
L213	S19°08'50"E	5.43'
L214	S48°58'14"E	14.72'
L215	S78°41'38"E	59.44'
L216	N78°44'47"W	59.39'

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS

CONDO MAP FOR

ARCH RAY CONDOMINIUM
RV & CABIN COMMUNITY

118.56 ACRES
U.S. HIGHWAY 290
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

LEGAL DESCRIPTION: BEING A 118.56 ACRE TRACT OF LAND SITUATED IN THE PEDRO CABRERA SURVEY NO. 39, ABSTRACT NO. 106, GILLESPIE COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 118.56 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM RHETT SHAN KOWERT, ET AL TO DALE A. GRENWELGE AND ARNIE WIGGINS GRENWELGE, RECORDED IN DOCUMENT NO. 20222333, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, SAID 118.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3" iron pipe fence corner post with found washer stamped "RPLS 6454", at the southeasterly corner of said 118.56 acre tract, along the northerly right-of-way line of U.S. Highway 290, being the southwest corner of a called 31.72 acre tract of land described in a warranty deed from Kowert Family Properties, LLC to Romney B. Kowert and Wanda C. Kowert, recorded in document No. 20223351, Official Public Records of Gillespie County, Texas, and being the southeast corner hereof;

THENCE North 75°41'58" West, along the northerly right-of-way line of U.S. Highway 290 and the southerly line of said 118.56 acres, and hereof, a distance of 1843.02' to a 1/2" iron pin set with "CUPLIN" property cap in the east bank of the Pedernales River as established by said 118.56 acres, for the southwest corner hereof;

THENCE leaving the northerly right-of-way line of U.S. Highway 290, along the easterly and southerly bank of the Pedernales River as established by said 118.56 acres, for the westerly and northerly lines hereof, the following courses and distances:

1) N 21°33'39" E, a distance of 137.65' to a calculated point for an angle point hereof;
2) N 09°25'44" E, a distance of 89.83' to a calculated point for an angle point hereof;
3) N 03°14'24" E, a distance of 150.04' to a calculated point for an angle point hereof;
4) N 36°43'41" W, a distance of 307.71' to a calculated point for an angle point hereof;
5) N 33°30'15" W, a distance of 127.87' to a calculated point for an angle point hereof;
6) N 33°56'42" W, a distance of 139.24' to a calculated point for an angle point hereof;
7) N 29°58'02" W, a distance of 164.86' to a calculated point for an angle point hereof;
8) N 18°44'28" W, a distance of 148.41' to a calculated point for an angle point hereof;
9) N 19°13'00" W, a distance of 198.62' to a calculated point for an angle point hereof;
10) N 20°23'35" W, a distance of 191.73' to a calculated point for an angle point hereof;
11) N 23°56'29" W, a distance of 200.78' to a calculated point for an angle point hereof;
12) N 29°43'07" W, a distance of 236.58' to a calculated point for an angle point hereof;
13) N 32°34'43" W, a distance of 203.85' to a calculated point for an angle point hereof;
14) N 19°31'02" W, a distance of 131.72' to a calculated point for an angle point hereof;
15) N 00°38'27" E, a distance of 84.91' to a calculated point for an angle point hereof;
16) N 37°05'14" E, a distance of 89.86' to a calculated point for an angle point hereof;
17) N 62°01'19" E, a distance of 89.06' to a calculated point for an angle point hereof;
18) N 77°59'32" E, a distance of 110.20' to a calculated point for an angle point hereof;
19) S 82°47'48" E, a distance of 280.07' to a calculated point for an angle point hereof;
20) S 71°54'30" E, a distance of 449.89' to a calculated point for an angle point hereof;
21) S 73°54'52" E, a distance of 110.15' to a calculated point for an angle point hereof;
22) S 71°37'32" E, a distance of 84.63' to a calculated point for an angle point hereof;
23) S 72°06'59" E, a distance of 215.09' to a calculated point for an angle point hereof;
24) S 55°53'50" E, a distance of 130.52' to a calculated point for an angle point hereof;
25) S 52°43'04" E, a distance of 88.72' to a calculated point for an angle point hereof;
26) S 45°10'03" E, a distance of 215.66' to a calculated point for an angle point hereof;
27) S 39°08'45" E, a distance of 102.24' to a calculated point for an angle point hereof;
28) S 29°11'09" E, a distance of 228.28' to a calculated point for an angle point hereof;
29) S 32°31'25" E, a distance of 180.17' to a calculated point for an angle point hereof;
30) S 38°43'31" E, a distance of 34.93' to a calculated point for an angle point hereof;
31) S 46°26'00" E, a distance of 118.62' to a calculated point for an angle point hereof;
32) S 72°10'15" E, a distance of 211.81' to a calculated point for an angle point hereof;
33) S 78°37'15" E, a distance of 412.18' to a calculated point for an angle point hereof;
34) S 82°22'18" E, a distance of 228.28' to a calculated point for an angle point hereof;
35) S 83°18'48" E, a distance of 390.07' to a calculated point for an angle point hereof;
36) South 87°36'24" East, a distance of 319.68' to a set 1/2" pin with "CUPLIN" property cap, at the northwest corner of said 31.72 acres, the northeast corner of said 118.56 acres, and hereof;

THENCE leaving the southerly bank of the Pedernales River, along the westerly line of said 31.72 acres and easterly line of said 118.56 acres, and hereof, the following courses and distance:

1) South 03°37'30" West, passing a 1/2" iron pin found with "WAYMAKER RPLS 6454" cap at distance of 190.52', for a total distance of 351.45' to a 3" iron pipe fence corner post found for an easterly angle point hereof;

2) South 25°01'04" West, a distance of 520.29' to a 3" iron pipe fence corner post found for an easterly angle point hereof;

3) South 52°43'07" West, a distance of 774.79' to the POINT OF BEGINNING, containing 118.56 acres, more or less, all distances shown hereon are based on grid distances, to obtain surface values, use a scale factor of 1.00012026726602.

ECKERMAN ENGINEERING, INC.
ENGINEER
CONTACT: (512)-556-8180
P.O. BOX 339
302 SPRING NO AVENUE
LAMPASAS, TEXAS 76550
TEXAS REGISTRATION # F-10494

CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
SURVEYOR
CONTACT: (512)-308-3300
1300 OLLIE LANE
MARBLE FALLS, TEXAS 78654
TBPLS FIRM NO. 10128900

PROJ NO. 221108
PREPARED FOR: ARCH RAY DEVELOPMENTS, LLC
TECH: LPE
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 10/13/2022

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PROFESSIONAL FIRM NO. 10128900

1300 OLLIE LANE
MARBLE FALLS, TX 78654
PH.325-388-3300 830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'
0 25 50

NO.	DESCRIPTION	DATE
2		
1		
	REVISIONS	

SHEET 18 OF 18

COPY

22 pgs
AMEND

20233665

THIS DOCUMENT HAS
NOT BEEN COMPARED TO
ORIGINAL FILED DOCUMENT

AMENDED AND RESTATED
DESIGN STANDARDS
ARCH RAY CONDOMINIUMS

DECLARANT:

Arch Ray Developments, L.L.C.,
a Texas limited liability company
312 Schmidtzinsky Rd.
Fredericksburg, Texas 78624

THESE AMENDED AND RESTATED DESIGN STANRDARDS FOR ARCH RAY CONDOMINIUMS ("**Design Standards**") is made by Arch Ray Developments, L.L.C., a Texas limited liability company ("**Declarant**"), in conformance with the provisions of that certain DECLARATION OF CONDOMINIUM REGIME FOR ARCH RAY CONDOMINIUMS (the "**Declaration**"), incorporated herein by reference, and further in conformance with the RESERVATION OF DECLARANT RIGHTS, also incorporated herein by reference, and are as follows:

ARTICLE I.A
ARCHITECTURAL AND AESTHETIC STANDARDS

The Architectural and Aesthetic Standards set forth in this Article I.A are for the Cabin Units, as described and shown on Exhibit "B" of the First Amendment of the Declaration of Condominium Regime Arch Ray Condominiums, dated of even date herewith and recorded contemporaneously.

1.1 **Aesthetic Appeal.** The ARC may disapprove the construction design of any Improvement on purely aesthetic grounds. Any prior decisions of ARC regarding matters of design or aesthetics shall not be deemed to have set a precedent if, in its sole discretion, the ARC feels that the repetition of such actions would have any adverse effect on the community. It is the express intent of the Declarant that the Property be finished out and reflect the Texas Hill Country architecture and style. All submissions must conform to the Texas Hill Country architecture and style.

1.2 **Prohibited Elements.** The following architectural elements are prohibited within Arch Ray Condominiums, unless expressly approved in advance and in writing by the ARC:

Roofs

- Flat roofs.
- Roofs that are too steep or too shallow for the style of the home.
- Shed roofs except as incidental to the main roof.

Design Elements

- Stove pipe chimneys and metal chimney caps.
- Random roof penetrations, vents or skylights facing a right of way.
- White or bubble skylights.
- Mirrored glass.

Materials and Colors

- Synthetic wood-siding; provided, however, that wood siding made from actual cedar, redwood or cypress wood and that is connected by tongue & groove or lap joint methods shall be permitted.
- Stone which appears glued on; however, use of native stone natural to the area or brick along the same color range is allowed (acceptable stone, rock and brick colors will be provided with construction application).
- Vivid, inappropriate colors (acceptable color palette will be provided with construction application)

1.3 **Building Envelope.** The building envelope is that portion of a Unit excluding the setbacks on which Improvements and outdoor private spaces will be constructed. Each Improvement within the building envelope must conform to the maximum building height requirements set forth in

these Design Standards. Each Owner is advised to consult the ARC with respect to particular setbacks on his or her Unit. The ARC reserves the right to establish a building envelope for certain Units that would include specific setbacks for such Units. For example, the ARC has the right to prohibit construction of Improvements within a certain distance from boundary line of a Unit. In the event of any disagreement regarding the setbacks or building envelope of a Unit, the decision of the ARC controls.

Landscape structures (such as trellises and/or arbors), walls over four feet (4') and landscaping that have the potential to block views are discouraged in areas where adjacent Units or common areas may be affected.

1.4 **Height and Views.** Unless otherwise approved in advance by the ARC, no Improvement or structure may exceed twenty feet (20') in height to the top of the main structure (exclusive of chimneys, copulas and ventilators) as measured according to the following definition: the vertical distance between the lowest finished floor elevation at any point within the structure and the center of the roof line. Unless otherwise approved in advance by the ARC, no Improvement or residential structure may exceed twenty-five feet (25') in height (inclusive of chimneys and ventilators) as measured according to the following definition: top of the primary structure from the uphill side of the Unit. The ARC has the authority to withhold its approval of an Improvement's height notwithstanding the previous provisions if the ARC determines that the proposed height is not compatible with adjacent structures or is not responsive to existing or anticipated structure heights on Units located above or below the Unit on which the proposed Improvement will be constructed. Views are neither guaranteed, preserved nor protected within the Property.

1.5 **Exterior Materials.** Unless otherwise approved in writing by the ARC, the exterior Improvement material shall be constructed of horizontal or vertical siding manufactured out of fiber-cement (e.g. "HardiPlank®") or approved masonry. The ARC encourages the restrained use of a variety of materials.

No more than six (6) inches at the bottom of a slab may be left exposed; the remainder must be covered with the same material as the exterior wall (a maximum six (6) inch allowable exposed lug). All portions of exposed slab must be underpinned. The ARC may require that the remaining exposed portion of the foundation be concealed by landscaping approved in advance by the ARC.

1.6 **Color Palette.** Unless otherwise approved in advance by the ARC, the exterior color of Improvements on all Units must conform to the color palette provided by the ARC, which shall consist of Earth tones, for both paint and stain. Accent colors shall be allowed at entry doors from a paint manufacturer's "Historical Colors" selections.

1.7 **Improvement Materials.** All Improvement materials must be approved in advance by the ARC. All projections from an Improvement, including but not limited to chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior steps must, unless otherwise approved by the ARC, match the color of the surface from which they project. No highly reflective finishes (other than glass, which may not be mirrored) may be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any Improvements.

1.8 **Building Coverage.** Maximum floor area for interior heated space is 1,500 square feet for all primary dwelling Improvements. Exterior porches, whether enclosed or open, shall not exceed 850 square feet. No structure may be more than one (1) story.

1.9 **Windows.** Combinations of double hung, casement, or fixed wood, aluminum, vinyl-clad, or fiberglass windows are required. Snap-in window grids are prohibited. Multi-pane windows and doors are encouraged.

1.10 **Roofs.** The pitch, color and composition of all roof materials must be approved in writing by the ARC. Roof material shall be non-reflective standing seam metal or galvalume. All roof materials shall be a muted earth or natural tone color as approved by the ARC. Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by the ARC. Solar panels may be installed on Improvements but must be flush with the grade of the roof and must be located on the rear of the Improvement.

1.11 **Garages.** All garages shall be approved in advance of construction by the ARC. The Improvements on each Unit may contain a private, enclosed garage. Carports or other open automobile storage units will be permitted if approved by ARC. No garage may be permanently enclosed or otherwise used for habitation. The orientation of the opening into a garage (e.g., side-entry or front-entry) must be approved in advance by the ARC. The parking of vehicles in the yard of any Unit is not permitted. The driveway must also be able to accommodate two (2) additional vehicles.

1.12 **Driveways.** The design of all driveways must be approved in advance by the ARC. All driveways shall be surfaced with pre-cast concrete pavers, decomposed granite, asphalt or similar substances approved by the ARC.

The minimum width of a driveway is eighteen feet (18') and the maximum width of a driveway is twenty-two feet (22'). Drives shall intersect the street at as close to ninety degrees (90°) as possible. All driveways must be at least ten feet (10') from adjacent Unit boundary lines, unless otherwise approved in advance by the ARC. One driveway entry is allowed per Unit. Driveways must permit entry by standard mid-size vehicles without "bottoming out" in the transition area between the curb and property line as wells as the driveway area between the property line and the garage.

If the driveway is raised significantly above finished grade (which will be determined by the ARC, in its sole and absolute discretion), the exposed sides of the driveway must be screened with landscaping approved in advance by the ARC.

1.13 **Exterior Lighting.** Exterior lighting will be kept to a minimum, but consistent with good security practices and customary traditional single-family residential use and shall face in a downward direction (except for tree lighting as done by the Association) so as to mitigate light pollution and minimize light spillage beyond Unit lines onto surrounding properties or project above the horizontal plane. Lighting practices that minimize light pollution, glare and light trespass are strongly encouraged.

Except for accent lighting, wall mounted lights should be directed downward only, to prevent light spillage. Soffit mounted light fixtures should be recessed into the soffit or otherwise fully shielded. Ground mounted or other upward directional lighting will be permitted only where some form of shielding or light baffling is provided so that a soft, uniform light quality on the tree or wall with minimum light spillage beyond is achieved.

No exterior light whose direct source is visible from a street or neighboring Unit or which produces excessive glare to pedestrian or vehicular traffic will be allowed. Exterior lighting must be approved in advance by the ARC.

Use of other than white or color corrected high intensity lamps and exterior lights will not be allowed. Holiday lighting is an exception for a maximum length of time beginning no earlier than mid-November and ending by mid-January of each year. Sodium, mercury vapor, or bare HID yard lights are not allowed. All exterior light temperatures may not exceed 3.000 K.

1.14 **Accessory Improvements.** Accessory Improvements, including detached garages, Accessory Dwelling Units and storage buildings shall be constructed of the same materials and with the same quality of construction as the primary residential structure and must be approved in advance by the ARC. The ARC will be entitled to determine, in its sole and absolute discretion, whether an Accessory Improvement or outbuilding proposed to be constructed on any Unit is permitted and complies with the foregoing requirements. Metal storage sheds are expressly prohibited. Any Accessory Improvement should be placed on a Unit so as to have the view of any such structure be minimized from public view and from adjoining Units.

1.15 **Miscellaneous.**

A. Address Markers and Mailboxes. Address markers must conform to specifications established by the ARC. Mail will be delivered to Arch Ray Condominiums community mailbox located at the discretion of the ARC. No individual mailboxes on Units are permitted.

B. Barbecue Grills. Freestanding barbecue grills are permitted only if they are stored and used in the rear yard space of the Unit and are not visible from any right of way. The use of built-in grills is encouraged.

C. Unsightly Vehicles and Vehicle Repair. All trailers, graders, trucks other than pickups, boats, tractors, camper shells, wagons, buses, motorcycles, motor scooters and garden maintenance equipment shall be kept at all times, except when in use, in enclosed structures or screened from view. No repair or maintenance work shall be done on any of the preceding or any automobile (other than washing, cleaning, tire changing, and minor emergency repairs) except in enclosed garages or other structures.

D. Trash. Rubbish and debris of any kind shall not be placed or permitted to accumulate upon any Unit, and no odors shall be allowed to arise from that place so as to render any portion of the property unsanitary, unsightly, offensive or detrimental to any other property or its occupants. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be stored within enclosed structures or appropriately screened from view.

F. Signs. No sign of any kind shall be displayed to the public view on a Unit.

G. Noise. No exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used, or placed on any portion of Unit. It is prohibited for any person to make, assist in making, permit, continue, cause to be made or continued, or allow the continuance of any sound that exceeds

decibel levels as established by the City of Fredericksburg. Any sound that exceeds the levels set forth City of Fredericksburg Zoning Ordinance is subject to a fine by the Association. For more detailed information, please refer to the City's website- http://www.fbgtx.org.

ARTICLE I.B
ARCHITECTURAL AND AESTHETIC STANDARDS

The Architectural and Aesthetic Standards set forth in this Article I.B are for the RV Units, as described and shown on Exhibit "B" of the First Amendment of the Declaration of Condominium Regime Arch Ray Condominiums, dated of even date herewith and recorded contemporaneously.

1.1 **RV Units - Improvements.** Each RV Unit shall include a hard surface pad site topped with base material, crushed stone or gravel that is a maximum of 45' x 12', and an electrical pedestal with 50-100 amp electric capacity. The portion of the RV Unit that is not pad site shall be open space with grass or other pervious cover. Water and full sewer hook ups and fiber optic cable shall be available at the boundary of each RV Unit.

1.2 **RV Units – Personal Property Improvements.** All RV's and Motorhomes placed on an RV Unit must be a Class A road worthy trailer or motorcoach that has current and valid registration. An RV shall be defined as means a nonmotorized vehicle that is designed to be towable by a motor vehicle for temporary human habitation for uses including recreational camping or seasonal use, and is 400 square feet or less when measured at the largest horizontal projection when in the set up mode, and is permanently built on a single chassis. A Motorhome shall be defined as s a motorized vehicle situated on a multitude of chassis including a van chassis, 1 ton single wheel chassis, a 1 ton dual wheel chassis, a mini bus chassis, and up to a full size bus chassis, which include at a minimum, a self-contained living area, refrigerator, stove, bathroom, bed and closet.

1.3 **RV Units – Prohibited Improvements.** Only RVs and Motorhomes, as defined in Article I.B, 1.2 shall be allowed or placed on an RV Unit for habitation, temporary or otherwise. The ARC may disapprove any RV or Motorhome Improvement on purely aesthetic grounds. Any prior decisions of ARC regarding matters of design or aesthetics shall not be deemed to have set a precedent if, in its sole discretion, the ARC feels that the repetition of such actions would have any adverse effect on the community.

1.4 **Pad Site.** A pad site may only be placed in a location on an RV Unit that is approved by the ARC.

1.5 **Driveways.** The design of all driveways must be approved in advance by the ARC. All driveways shall be surfaced with pre-cast concrete pavers, decomposed granite, asphalt or similar substances approved by the ARC.

The minimum width of a driveway is eighteen feet (18') and the maximum width of a driveway is twenty-two feet (22'). Drives shall intersect the street at as close to ninety degrees (90°) as possible. All driveways must be at least ten feet (10') from adjacent Unit boundary lines, unless otherwise approved in advance by the ARC. One driveway entry is allowed per Unit. Driveways must permit entry by standard mid-size vehicles without "bottoming out" in the transition area between the curb and property line as wells as the driveway area between the property line and the garage.

If the driveway is raised significantly above finished grade (which will be determined by the ARC, in its sole and absolute discretion), the exposed sides of the driveway must be screened with landscaping approved in advance by the ARC.

1.6 **Exterior Lighting.** Exterior lighting will be kept to a minimum, but consistent with good security practices and shall face in a downward direction (except for tree lighting as done by the Association) so as to mitigate light pollution and minimize light spillage beyond Unit lines onto surrounding properties or project above the horizontal plane. Lighting practices that minimize light pollution, glare and light trespass are strongly encouraged.

Except for accent lighting, wall mounted lights should be directed downward only, to prevent light spillage. Ground mounted or other upward directional lighting will be permitted only where some form of shielding or light baffling is provided so that a soft, uniform light quality on the tree or wall with minimum light spillage beyond is achieved.

No exterior light whose direct source is visible from a street or neighboring Unit or which produces excessive glare to pedestrian or vehicular traffic will be allowed. Exterior lighting must be approved in advance by the ARC.

Use of other than white or color corrected high intensity lamps and exterior lights will not be allowed. Holiday lighting is an exception for a maximum length of time beginning no earlier than mid-November and ending by mid-January of each year. Sodium, mercury vapor, or bare HID yard lights are not allowed. All exterior light temperatures may not exceed 3.000 K.

1.7 **Accessory Improvements.** Accessory Improvements, including detached garages, Accessory Dwelling Units and storage buildings are prohibited on RV Units.

1.8 **Miscellaneous.**

A. Address Markers and Mailboxes. Address markers must conform to specifications established by the ARC. Mail will be delivered to Arch Ray Condominiums community mailbox located at the discretion of the ARC. No individual mailboxes on Units are permitted.

B. Barbecue Grills. Freestanding barbecue grills are permitted only if they are stored and used in the rear yard space of the Unit and are not visible from any right of way. The use of built-in grills is encouraged.

C. Unsightly Vehicles and Vehicle Repair. All trailers, graders, trucks other than pickups, boats, tractors, camper shells, wagons, buses, motorcycles, motor scooters and garden maintenance equipment shall be kept at all times, except when in use, in enclosed structures or screened from view. No repair or maintenance work shall be done on any of the preceding or any automobile (other than washing, cleaning, tire changing, and minor emergency repairs) except in enclosed garages or other structures.

D. Trash. Rubbish and debris of any kind shall not be placed or permitted to accumulate upon any Unit, and no odors shall be allowed to arise from that place so as to render any portion of the property unsanitary, unsightly, offensive or detrimental to any other property or its

occupants. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be stored within enclosed structures or appropriately screened from view.

F. Signs. No sign of any kind shall be displayed to the public view on a Unit.

G. Noise. No exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used, or placed on any portion of Unit. It is prohibited for any person to make, assist in making, permit, continue, cause to be made or continued, or allow the continuance of any sound that exceeds decibel levels as established by the City of Fredericksburg. Any sound that exceeds the levels set forth City of Fredericksburg Zoning Ordinance is subject to a fine by the Association. For more detailed information, please refer to the City's website- http://www.fbgtx.org.

ARTICLE II
LANDSCAPE GUIDELINES

2.1 Planting Guidelines.

A. General.

(i) A landscape plan must be submitted for all Units and design of the landscaping should be considered as a part of the architectural design process. Submittal of a landscape plan may be deferred a maximum of 6 months from approval of the final plans, upon approval of a deferment application.

(ii) Landscape designs must contain a variety of plant materials arranged in a manner consistent with the native landscape. Informal, natural groupings are suitable; long linear hedges and large expanses of single plant species are not permissible.

(iii) Landscape plans shall show the location of all proposed plant materials and include a plant legend comprised of plant species, quantities, and sizes at the time of planting.

(iv) Turf species shall be native species approved in advance by the ARC.

(v) Landscape designs shall not emphasize or draw attention to property lines.

(vi) Landscape plans must include vegetative screening for above ground utility connections visible from the street or adjacent properties.

(vii) Hardscape elements in the landscaping must be in scale with the home and associated structures. Sculptures and fountains are subject to approval by the ARC.

B. Xeriscaping. As part of the installation and maintenance of landscaping on an Owner's Unit, an Owner may submit plans for and install drought tolerant landscaping ("Xeriscaping") upon written approval by the ARC. All Owners implementing Xeriscaping shall comply with the following:

(i) Application. Approval by the ARC is required prior to installing Xeriscaping. To obtain the approval of the ARC for Xeriscaping, the Owner shall provide

the ARC with the following information: (a) the proposed site location of the Xeriscaping on the Owner's Unit; (b) a description of the Xeriscaping, including the types of plants, border materials, hardscape materials and photograph or other accurate depiction and (c) the percentage of yard to be covered with gravel, rocks and cacti (the "Xeriscaping Application"). A Xeriscaping Application may only be submitted by an Owner unless the Owner's tenant provides written confirmation at the time of submission that the Owner consents to the Xeriscaping Application. The ARC is not responsible for: (i) errors or omissions in the Xeriscaping Application submitted to the ARC for approval; (ii) supervising installation or construction to confirm compliance with an approved Xeriscaping Application or (iii) the compliance of an approved application with Applicable Law.

(ii) Approval Conditions. Unless otherwise approved in advance and in writing by the ARC each Xeriscaping Application and all Xeriscaping to be installed in accordance therewith must comply with the following:

(iii) The Xeriscaping must be aesthetically compatible with other landscaping in the community as reasonably determined by the ARC. For purposes of this Article II, "aesthetically compatible" shall mean overall and long-term aesthetic compatibility within the community. For example, an Owner's Unit plan may be denied if the ARC determines that: a) the proposed Xeriscaping would not be harmonious with already established turf and landscaping in the overall community; and/or b) the use of specific turf or plant materials would result in damage to or cause deterioration of the turf or landscaping of an adjacent property owner, resulting in a reduction of aesthetic appeal of the adjacent property Owner's Unit.

(iv) No Owners shall install gravel, rocks or cacti that in the aggregate encompass over ten percent (10%) of such Owner's front yard or ten percent (10%) of such Owner's back yard.

(v) The Xeriscaping must not attract diseases and insects that are harmful to the existing landscaping on neighboring Units, as reasonably determined by the ARC.

(vi) Process. The decision of The ARC will be made within a reasonable time, or within the time period otherwise required by the Declaration which govern the review and approval of Improvements.

(vii) Approval. Each Owner is advised that if the Xeriscaping Application is approved by the ARC, installation of the Xeriscaping must:

a. strictly comply with the Xeriscaping Application; (ii) commence within thirty (30) days of approval; and (iii) be diligently prosecuted to completion. If the Owner fails to cause the Xeriscaping to be installed in accordance with the approved Xeriscaping Application, the ARC may require the Owner to: (i) modify the Xeriscaping Application to accurately reflect the Xeriscaping installed on the property; or

b. remove the Xeriscaping and reinstall the Xeriscaping in accordance with the approved Xeriscaping Application. Failure to install Xeriscaping in accordance with the approved Xeriscaping Application or an Owner's failure to comply with the post-approval requirements constitutes a violation of the Covenant and may subject the Owner to fines and penalties. Any requirement imposed by The ARC to resubmit a Xeriscaping Application or remove and relocate Xeriscaping in accordance with the

approved Xeriscaping Application shall be at the Owner's sole cost and expense.

THE AMOUNT OF IMPERVIOUS COVER WHICH MAY BE INCORPORATED INTO A UNIT IS LIMITED. IF YOU EXCEED THE ALLOCATION, YOU WILL HAVE VIOLATED THE TERMS AND PROVISIONS OF THE DECLARATION AND DESIGN STANDARDS.

2.2 **Landscape Inspection.** The ARC may, upon completion of the installation of landscaping, conduct an on-site inspection of the Unit to ensure compliance with the approved plan.

2.3 **Retaining Walls, Steps and Storm Water Management; Retaining Wall Guidelines.** The design, placement and materials of all retaining walls must be approved in advance by the ARC. All approved retaining walls must be faced (veneered) with masonry approved in advance by the ARC. Each retaining wall must be adequately drained on the surcharge side. The tops of retaining walls are to be shaped to blend with natural contours. Ends of retaining walls shall not be abrupt, but are to be designed to create natural-looking transitions with the existing landforms and vegetation. In general, retaining walls may not delineate or parallel setback boundaries or property lines for long distances. Retaining walls are to utilize multiple vertical and horizontal offsets that step with the site's topography and house design. Stacked boulder retaining walls may be approved provided the walls are either:

- "Fitted" stones with ample planting crevices or pockets; and,
- Appear as a natural boulder slope with planting.

2.4 **Fences and Walls.** The plans and specifications for all fencing to be constructed on a Unit must be drawn on a previously approved copy of the Site Plan and must be submitted to the ARC for review and approval prior to installation. The construction of a fence on any Unit is optional. Any fence constructed within a utility and/or drainage easement (i) may not impede the access to or purpose of the easement; and (ii) is subject to removal at the Owner's expense. All fences must be a minimum of four feet (4') and a maximum of eight feet (8') in height and constructed of cedar wood, stained or natural, constructed in a vertical or horizontal pattern. Trash containers and HVAC condenser units must be consolidated into one central screened area.

2.5 **Irrigation Systems.** The objectives related to irrigation systems are:

- to minimize the amount of landscape irrigation required through water sensitive landscape design.
- to utilize irrigation systems that provide efficient water coverage and minimize water usage and runoff.
- to ensure adequate levels of irrigation using automated systems to promote optimal plant growth and the establishment of a mature landscape.

Landscaped areas within the building envelope may be irrigated if required. The use of drought tolerant plantings combined with minimal irrigation must be the basis of all landscape submittals. If irrigation is necessary, the use of automatic underground drip irrigation systems in non-turf areas is recommended. An Owner should group plant materials according to their water consumption needs. All irrigation systems will utilize an automatic, programmable controller to maximize efficiency, and

employ double detector check valves to prevent backflow. Irrigation systems shall include a rainfall monitoring system, to minimize water consumption and over-watering.

ARTICLE III
EROSION CONTROL AND CONSTRUCTION REGULATIONS

The following requirements shall apply to all construction activities within The Arch Ray Condominiums. Periodic inspections by a representative of the ARC may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines may be levied against the Owner.

3.1 **Erosion Control Installation and Maintenance.** It is the responsibility of the Owner to install erosion control measures prior to the start of construction and to maintain the measures throughout construction. At a minimum, these will consist of silt fences. It is the responsibility of the Owner's contractor to ensure the proposed erosion control methods are adequate and maintained throughout the construction period. Additional erosion control measures may be required and Owners and their contractors are strongly encouraged to review any city or county regulation. Silt fencing is required to be properly installed and maintained to protect the low sides of all disturbed areas, where storm water will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site. The Owner should anticipate that built-up sediment will need to be removed from the silt fence after heavy or successive rains. and that any breach in the fencing will need to be repaired or replaced immediately. If for any reason the silt fence is to be temporarily removed, please contact a representative of the ARC prior to the removal.

3.2 **Construction Access.** All contractors must access the construction area only through the Arch Ray Condominiums' designated construction entrance. All concrete truck drivers shall use the designated "wash-out" area for cleaning their trucks.

3.3 **Security.** Neither the Declarant, the Association, nor the ARC will be responsible for the security of job sites during construction. If theft or vandalism occurs, the Owner should first contact the Gillespie County Sheriff's Department and then notify a representative of the ARC.

3.4 **Construction Hours.** Unless a written waiver is obtained from the ARC, construction may take place only during the following hours: Monday through Friday from 7:30 a.m. until 7:00 p.m., and on Saturdays from 8:00 a.m. until 6:00 p.m. No construction noise over 75 decibels shall be permitted on Saturdays. There shall be no construction on the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

3.5 **Material and Equipment Storage.** All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk. Owners and contractors may not disturb, damage or trespass on other Units or adjacent property.

3.6 **Insurance.** The ARC requires an Owner to procure adequate commercial liability insurance during construction naming the Association, the Declarant and the ARC as additional insureds, in an amount to be determined, from time to time by the ARC.

3.7 **Site Cleanliness.** During the construction period, each construction site shall be kept neat and shall be properly policed. Owners and contractors shall clean up all trash and debris on the construction site. Trash and debris shall be removed from each construction site on a timely basis. The ARC will have the authority to require that one dumpster be provided to serve no more than four Units. In addition to any dumpster, a trash receptacle approved in advance by the ARC will be located on each Unit during construction. Trash receptacles must be emptied periodically and will not be permitted to overflow. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. The dumping. burying or burning of trash is not permitted anywhere within the Arch Ray Condominiums. When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Any damage will be charged to the Owner. Crawler tractors are not to be operated on paved or concrete surfaces. Any damage must be repaired by contractor or Owner. Mud, dirt and other construction debris tracked off site must be cleaned on a daily basis.

3.8 **Sanitary Facilities.** During construction, a temporary sanitary facility (chemical toilet) shall be provided and maintained in a location approved in advance by the ARC, which shall be no farther than three-hundred feet (300') from the job site which the sanitary facility serves.

3.9 **Schedule of Fines.** Listed below is the schedule of fines which may be assessed. PLEASE BE ADVISED THAT FINES ARE NOT IN LIEU OF ANY COSTS CHARGEABLE AGAINST AN OWNER FOR REPAIRS OR RESTORATION.

SCHEDULE OF FINES

Premature Clearing	$500
Construction Without ARC Approval	$1,500 Approval
Inadequate Construction Entry	$250/day
Inadequate/Removed Silt Fence	$250 minimum
Excessive Mud/Debris on Street	$250 plus $50/day
Excessive Construction Debris	$250 plus $50/day
No Dumpster Provided	$150 plus $50/day
No Chemical Toilet Provided	Minimum of $150 plus $50/day
Violation of Construction Times	$250 minimum
Encroachment on Adjacent Properties	$750 minimum + repair costs
Damage to Streets, Curbs, Infrastructure	$500 minimum + repair costs
Failure to Obtain Certificate of Occupancy from ARC	$1,500 minimum
Miscellaneous Violation of Construction Rules	To be determined

3.10 **Duration of Construction.** An Improvement shall be complete and available for occupancy on or before twelve (12) months after the start of construction.

ARTICLE IV
OVERVIEW OF DESIGN REVIEW PROCESS

Improvement plans will be carefully reviewed by the ARC to ensure that the proposed design is compatible with the design intent at Arch Ray Condominiums. This design review process must be followed for any of the following Improvements:

- Construction of all new Improvements;

- The renovation, expansion or refinishing of the exterior of an existing Improvement;
- Major site and/or landscape Improvements (including driveways and/or culverts); and
- Construction of, or additions to, fences or enclosure structures.

The ARC evaluates all development proposals on the basis of these Design Standards. Some of the Design Standards are written as broad standards and the interpretation of these standards is left up to the sole discretion of the ARC. Other Design Standards, such as Improvement height or setbacks, are more definitive, or absolute design parameters. It is the intention of this design review process that all Improvements comply with these absolute standards. In the event of a conflict between these Design Standards and any local, state or federal building or zoning code or project approval documents, the local, state, or federal building or zoning code or project approval documents shall govern.

The Arch Ray Condominiums Architectural Review Committee process takes place in four steps:

1. Preliminary Design Conference & Concept Design
2. Preliminary Design Review
3. Final Design Review
4. Construction Monitoring

****Incomplete submittal will be rejected****

Any Improvement as described above will require and be preceded by the submission of plans and specifications describing the proposed Improvements accompanied by an application fee. The Owner shall retain competent assistance from a licensed architect or designer, civil engineer or surveyor, landscape professional, and a licensed and bonded contractor (the "Consultants") as appropriate. The Owner and Consultants shall carefully review the Declaration and these Design Standards prior to commencing with the design review process. The Owner is to commence construction within one (1) year of the Final Design approval.

4.1 Pre-Design Conference & Concept Design

A. Pre-Design Conference. Prior to the preparation of any materials for formal review by the ARC, the Owner and the Consultants are required to meet with representatives of the ARC for a Pre-Design Conference. An explanatory Pre-Design Conference package that includes a current copy of the Design Standards and a conference request form is available from the ARC office. The purpose of this meeting will be for the ARC to answer any questions the Owners and/or Consultant(s) may have and to offer guidance on the following subjects:

- The particular characteristics and restrictions on the Unit, to be provided by the ARC;
- Optimal orientation of Improvements and outdoor spaces;
- Additional survey information requirements;
- Preliminary building and site development program ideas and requirements;
- Clarification and review of Design Guideline objectives;
- The requirements, fees, and schedule of the design review process.

B. Concept Design. After or during the Pre-Design Conference, the Owner shall submit to the ARC a written application, and appropriate fee for concept Design Review together with the concept Design Review submission materials as described below:

1. Concept Design Review Application Form.
2. Design Review Application Fee.
3. Schematic Site Plan: (1"=20', 16' or 8') indicating property lines and Unit diagram areas, Improvement location/footprint, driveways, existing trees to be retained and/or removed, pools, water features and other major hardscape elements and basic grading concepts.
4. Schematic Floor Plan: (1"=20', 16', or 8') showing general room layout and circulation. This may be combined with the Schematic Site Plan.
5. Schematic Elevations: (1"=16' or 8') of the street side of the Improvement showing general massing, roof forms, Improvement height and materials. The purpose of this submittal is to confirm that the design professionals are headed in the right direction, are correctly interpreting the Design Guidelines and that the Owner's program can be accommodated on the Unit. This submittal may be combined with the Pre-Design Conference.
6. Appropriate historic photo/imagery of major architectural elements. These shall include roof eaves and rakes, gable end vents, recesses, windows and doors with trim and surrounds, garage doors, shutters, chimney caps, balconies and railings, columns and significant other design elements. Images shall be on 8-1/2" x 11" size sheets. These images shall be identified and keyed to Improvement elevations. Indicate the source (e.g., title of book or magazine) and a description of each photo/image.

4.2 **Preliminary Design Review.** After the Pre-Design Conference and Concept Design, the Owner shall submit a written application for Preliminary Design Review together with Preliminary Design Review submission materials, described below.

A. Preliminary Design Review Submission Materials. Within this step, the Owner shall prepare and submit to the ARC for review and approval a Preliminary Design Review package which shall adequately convey existing site conditions, constraints, Improvement orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. All architectural plans are to be prepared by a licensed architect. All landscape plans are to be prepared by a landscape professional. The package shall include two full-size sets and four sets of 11" x 17" reductions of the following drawings and/or materials;

1. Preliminary Design Review Application Form.
2. Location Map - indicating location of Unit within the Arch Ray Condominiums.
3. Unit Survey - a property survey (minimum scale: 1" = 20') prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, utilities, 100-year flood plain, one-foot contours, any significant natural features such as existing trees, or any significant drainages as applicable.
4. Site Plan - 1"=20' minimum, showing existing topography and proposed grading and drainage, (1-foot contour interval), existing off-site elements (Improvements, walls, etc.) within 20-feet of the property boundary, Improvement footprint with finished floor grades, setbacks,

Improvement envelope and other zones as indicated within these Design Guidelines, existing trees to be retained and/or removed, driveway, parking area, turnarounds, drain age, fences/walls, roofs, patios, decks, pools, and any other site amenities.

5. Preliminary Floor and Roof Plans - minimum 1/8" = 1'-0", including all proposed uses, proposed walls, door and window locations and location of mechanical and electrical systems.
6. Preliminary Elevations - minimum 1/8" = 1'-0", including roof heights, existing and finish grades, Improvement heights and notation of exterior materials. Two sets of elevations, one set shall be rendered in color.
7. Site Sections - minimum scale 1" = 20', showing proposed Improvements, Improvement heights, elevations and existing and finished grades in relation to surrounding site, including adjacent residences and roads as may be required by The ARC.
8. Conceptual Landscape Plan - a conceptual plan at 1" = 20' minimum, showing irrigated areas, areas of planting, turf areas, preliminary plant list, Improvement envelope and other zones as indicated on the Unit diagram, existing trees to be retained and/or removed, water features, pools, patios, decks, and any other significant design elements. This may be combined with the Site Plan.
9. Grading, Drainage and Erosion Control Plans - 1"= 20' minimum. Indicate location of silt fencing, driveway base rock, and "ring of responsibility" per Storm Water Plan (if applicable). Site plan shall include twenty feet beyond Owner's property line in order to depict relationship to adjacent Units.
10. Color Rendering or Computer Model - minimum scale 1" = 20', illustrating the relationship between proposed Improvement forms and topography, tree heights and prevailing site conditions. This need not be an ex pensively detailed model, but simply adequate to communicate basic three-dimensional massing concepts.
11. Material Samples - on 8-1/2" x 11" or 11" x 17" boards showing:

    - Roof material and color;
    - Wall material and color;
    - Exterior trim material and color;
    - Stone/rock materials;
    - Window/door materials and color;
    - Fence/wall materials and color;
    - Paving materials and color.

B. Staking. The Owner may be required to stake the location of corners of the proposed Improvements and all other major Improvements upon submittal of Preliminary Design Review documents. In some instances, the ARC may require that ridgeline flagging be erected to indicate proposed Improvement heights.

C. Preliminary Design Review Meeting. Upon receipt of the required documents and staking of the property (if required), the ARC will notify the Owner of the scheduled meeting date to review the Preliminary Design documents. The ARC will review and comment

on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s) (if present) and subsequently provide the Owner with the conclusions of the meeting in writing. The ARC has 45 days to approve or respond in writing regarding any issues needing resolution by the Owner. The comments of the ARC on the Preliminary Design submittal shall be advisory only, and shall not be binding upon either the Owner or the ARC. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the ARC a minimum of five working days prior to the next regularly scheduled meeting.

4.3 **Final Design Review**. Within one year of Preliminary Design Review approval the Owner shall initiate Final Design Review by submitting required Final Design documents. Required Final Design documents and procedures are described below.

A. Final Design Review Submission Materials. The Owner shall provide all information necessary to reflect the design of the proposed Improvement(s), landscape or other features requiring the approval of the ARC. Final Design documents shall generally conform to the approved Preliminary Design Review documents. All architectural plans are to be prepared by a licensed architect. All landscape plans are to be prepared by a landscape professional. The Final Design Review Documents shall be Construction Document level drawings. Submit two sets full size and four sets of 11"x17" reductions of final plans that include the following:

1. Final Design Review Application Form.
2. Site Plan - 1"= 20' minimum, showing existing topography and proposed grading (1- foot contour interval), Improvement footprint with finished floor grades, Improvement envelope and other zones as indicated within these Design Guidelines existing trees to be retained and/or removed, driveway, parking area, turnarounds, fences/ walls, patios, decks, utility connections and pad locations, pools and any other site amenities. Site plan shall include twenty feet beyond Owner's property line in order to depict relationship to adjacent Units.
3. Grading, Drainage and Erosion Control Plans - 1" = 20' minimum, showing existing and proposed grading (1-foot contour interval), drainage elements and erosion control methods, including the "ring of responsibility" per the Storm Water Plan (if applicable). Site plan shall include twenty feet beyond Owner's property line in order to depict relationship to adjacent Units.
4. Floor and Roof Plans - 1/4"= 1-0", indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Provide floor plans of all accessory structures.
5. Elevations - 1/4"=1'-0", illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, vents, windows, doors, exterior hardware schedule, etc.) and locate all exterior lighting fixtures, and provide an exterior lighting schedule with cut sheets. Indicate proposed Improvement height. Provide one set of colored elevations.

6. Sections - 1" = 20' minimum, indicate Improvement walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the Improvement, the exterior details of the house, and the Improvement's relationship to the site.
7. Landscape Plans - 1/8"=1'-0" minimum, including a planting plan, existing trees to be retained and/or removed, layout plan, irrigation plan, lighting plan, lighting schedule and cut sheets, and any site details including retaining walls, landscape structures, pools, patios, fences and/or gates. Landscape Plans may be submitted sixty (60) days after start of construction.
8. Materials Description:

    - Roof material and color.
    - Wall materials and colors.
    - Exterior trim material and color.
    - Window material and color.
    - Exterior door material and color. Stone/rock materials.
    - Fence/wall materials.
    - Exterior rails and paving materials.

The ARC will review and comment on the materials description at the Final Design Review. Final approval is contingent upon field mock-ups of all colors and materials at the appropriate time in the construction process and in sizes/context that will allow a clear understanding of the final product. Regardless of previous approvals, the ARC reserves the right to require changes to the field mock- ups if they do not meet the objectives of the Design Guidelines.

Construction Schedule - include start and completion dates for both Improvement and landscape construction. All construction shall be started within one year of Final Design approval and shall be completed within twelve (12) months from start of construction.

B. Final Design Review Meeting. Upon receipt of the required documents, the ARC will notify the Owner of the scheduled meeting date to review the Final Design documents. In some instances, the ARC may request a final staking of the location of all comers of proposed Improvements if the Final Design documents vary substantially from approved Preliminary Design documents. Attendance at the meeting by the Owner and/or Consultant(s) is not mandatory. The ARC will review and comment on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s) (if present), and subsequently provide the Owner with an approval or conclusive recommendations inwriting for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the ARC a minimum of five working days prior to the next regularly scheduled meeting.

C. Final Design Approval. The ARC will issue Final Design approval in writing within fourteen (14) working days of a vote for approval at a Final Design Review meeting. If the decision of the ARC is to disapprove the proposal, the ARC shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project so as to obtain the approval of the ARC.

D. Resubmittal of Plans. In the event that final submittals are not approved by the ARC, the Owner will follow the same procedures for a resubmission as for original

submittals. An additional Design Review Fee must accompany each resubmission as required by the ARC.

4.4 **Subsequent Changes.** Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved Final Design documents must be submitted in writing to the ARC for review and approval prior to making changes.

4.5 **Work in Progress Observations.** During construction, the ARC will check construction to ensure compliance with approved Final Design documents. If changes or alterations have been found that have not been approved, the ARC will issue a notice to comply.

4.6 **Notice to Comply.** When, as a result of a construction observation, the ARC finds changes and/or alterations that have not been approved, the ARC will issue a notice to comply within three working days of the observation. the ARC will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

4.7 **Notice of Completion.** The Owner will provide the ARC with a Notice of Completion of any Improvement(s) given Final Design approval by the ARC. The ARC will make a final inspection of the property within seven working days of notification. If requested by Owner, the ARC will issue in writing a notice of completion within seven (7) working days of observation. If it is found that the work was not done in compliance with the approved Final Design documents, the ARC will issue a notice to comply within three (3) working days of observation.

4.8 **Variances.** The ARC recognizes that each Unit has its own characteristics, and that each Owner has their own individual needs and desires. For this reason, the ARC has the authority to approve variances from any of the Design Guidelines or regulations contained within this document. It should be understood, however, that any request for variance from these Design Guidelines will be evaluated at the sole discretion of the ARC, and that the approval of variances will be limited to only the most creative design solutions to unique situations. Prior to the ARC approving any variance from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the variance will not adversely affect adjoining Units or the Arch Ray Condominiums as a whole. Approval of any variance from the Design Guidelines shall not set a precedent for other Owners to seek a similar variance. The ARC also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Owner demonstrates there is good cause.

4.9 **Non-Liability.** Neither the ARC nor any member, employee or agent will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.

4.10 **Design Review Schedule.** The ARC will make every reasonable effort to comply with the time schedule for design review. However, the ARC will not be liable for delays that are caused by circumstances beyond their control. The ARC will provide design review according to the following schedule:

A. Pre-Design Conference & Concept Design Review. Meeting to be scheduled within 14 working days of receipt of Pre-Design Conference request form.

B. Preliminary Design Review. Application documents to be submitted fourteen (14) working days prior to the next scheduled meeting of the ARC; written comments from ARC meeting provided to Owner within 45 working days; and, a second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the ARC a minimum of five (5) working days prior to the next regularly scheduled meeting.

C. Final Design Review. Application documents to be submitted fourteen (14) working days prior to the next scheduled meeting of the ARC, and within one (1) year of Preliminary Design approval; Written comments from the ARC meeting and/or written notice of Final Design approval provided to Owner within seven (7) working days; and, second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the ARC a minimum of five (5) working days prior to the next regularly scheduled meeting.

D. Construction Observations. Site observation with the Builder prior to any site disturbance, and within seven (7) working days of receipt of written request; Framing observation within seven (7) working days of receipt of written request; Final observation within seven working days of receipt of written request.

4.11 **Fees.**

A. Design Review Fee. In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting architects, landscape and other professionals, these Design Guidelines establish a total fee of $1,000.00 ("Design Review Fee") payable upon submittal of the application for the Pre-Design Conference or Preliminary Design Review.

B. Compliance Deposit Fee. Owner shall pay a $5,000.00 Compliance Deposit and complete Compliance Deposit Agreement prior to receiving Final Design Approval.

C. Resubmission. Fees for resubmission shall be established by the ARC on a case-by-case basis. This fee is subject to revision annually.

DECLARANT:

Arch Ray Developments, L.L.C.
a Texas limited liability company

By: _____
Stephen Baxter, Member

STATE OF TEXAS §
§
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned authority, on this day personally appeared Stephen Baxter, known to me to be the person whose name is subscribed to the foregoing instrument as a Member of Arch Ray Developments, L.L.C., a Texas limited liability company, executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

Given under my hand and seal of office on 23 June, 2023.

Notary Public, State of Texas

KATHERINE MORITZ
Notary Public, State of Texas
Notary ID# 132505804
My Commission Expires
JUNE 4, 2024

CONSENT TO GOVERNING DOCUMENTS

WHEREAS, TEXAS PARTNERS BANK, holder of that certain real estate lien note in the amount of $4,131,215.00, secured by Deed of Trust dated April 4, 2022, to ROY D. THOMPSON, as Trustee, recorded under Register No. 20222334, Official Public Records of GILLESPIE County, Texas, acting by and through the undersigned, its duly authorized agent, does hereby consent to, accept and ratify this FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS. Furthermore, TEXAS PARTNERS BANK consents to the above FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS, including the terms and conditions of all reservations of real property interests.

EXECUTED this 23rd day of June, 2023.

TEXAS PARTNERS BANK

By: _____

Reid Cain

(Printed Name and Title)

THE STATE OF TEXAS §

COUNTY OF Gillespie §

This instrument was acknowledged before me on the 23 day of June, 2023, by Reid Cain, Senior Vice President of TEXAS PARTNERS BANK, on behalf of said bank.

_____

Notary Public in and for the State of Texas

KATHERINE MORITZ
Notary Public, State of Texas
Notary ID# 132505804
My Commission Expires
JUNE 4, 2024

CONSENT TO GOVERNING DOCUMENTS

WHEREAS, DALE A. CRENWELGE, holder of that certain wraparound promissory note in the amount of $9,131,215.00, secured by Deed of Trust dated April 27, 2023, executed by ARCH RAY DEVELOPMENTS, L.L.C., payable to the order of DALE A. CRENWELGE, as secured by Deed of Trust of even date therewith to CARROLL J. BRYLA, Trustee, filed for record on May 2, 2023, and recorded under Register No. 20232384, Official Public Records of Gillespie County, Texas, does hereby consent to, accept and ratify this FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS. Furthermore, DALE A. CRENWELGE consents to the above FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS.

EXECUTED this 23rd day of June, 2023.

DALE A. CRENWELGE

THE STATE OF TEXAS §

COUNTY OF Gillespie §

This instrument was acknowledged before me on the 23rd day of June, 2023, by DALE A. CRENWELGE.

KENDRA PESEK
Notary Public, State of Texas
Notary ID# 13261811-2
My Commission Expires
AUGUST 12, 2024

Notary Public in and for the State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lindsey Brown
Lindsey Brown, County Clerk
Gillespie County Texas
June 23, 2023 10:22:05 AM
FEE: $110.00 JCOSTON
AMEND

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