

Hays County  
Liz Q. Gonzalez  
County Clerk  
San Marcos, Texas 78666



70 2013 13004427

Instrument Number: 2013-13004427

As

Recorded On: February 05, 2013

NO Fee-Recording #/Misc

Parties: INTERNATIONAL BANK OF COMMERCE

To

Number of Pages: 2

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

NO Fee-Recording #/Misc	0.00
<b>Total Recording:</b>	<b>0.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2013-13004427  
Receipt Number: 327119  
Recorded Date/Time: February 05, 2013 12:20:39P  
Book-Vol/Pg: BK-OPR VL-4551 PG-504  
User / Station: L Curry - Cashering #1

**Record and Return To:**

HAYS COUNTY  
RETURN TO ROSE  
SAN MARCOS TX 78666



State of Texas |  
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

*Liz Q. Gonzalez*

Liz Q. Gonzalez, County Clerk



Letters of Credit Department  
1200 San Bernardo Ave.  
Laredo, TX 78040  
Tel: (956) 722-7611 Ext. 26442 Fax: (956) 794-8142  
Email: lcdepartment@ibc.com SWIFT: IBCLUS44  
Member International Bancshares Corporation-Member FDIC

Bk Vol Pg  
13004427 OPR 4551 505

AMENDMENT TO LETTER OF CREDIT NO. SBP702257

JANUARY 18, 2013

HAYS COUNTY JUDGE,  
1251 CIVIC CENTER LOOP  
SAN MARCOS, TX 78666  
USA

*Biltava Pl. 4 Sec. 13*

RE: AMENDMENT NO. 1  
LETTER OF CREDIT NO: SBP702257  
APPLICANT: MAK FOSTER RANCH, LP  
LC AMOUNT: USD 1,612,300.00  
EXPIRY : MARCH 07, 2013

IN ACCORDANCE WITH INSTRUCTIONS RECEIVED FROM MAK FOSTER RANCH, LP, THIS LETTER OF CREDIT HAS BEEN AMENDED AS FOLLOWS:

❖ AMOUNT DECREASED BY: USD 1,451,070.00  
FOR A NEW AGGREGATE BALANCE OF: USD 161,230.00

ALL OTHER TERMS AND CONDITIONS OF THIS LETTER OF CREDIT REMAIN IN FULL FORCE AND EFFECT.

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE MENTIONED LETTER OF CREDIT AND MUST BE ATTACHED THERETO.

PLEASE ACKNOWLEDGE YOUR RECEIPT OF AND AGREEMENT TO THE AMENDMENT BY SIGNING THE ENCLOSED COPY AND RETURNING IT TO US: INTERNATIONAL BANK OF COMMERCE, LETTERS OF CREDIT DEPARTMENT, 1200 SAN BERNARDO AVE. P.O. DRAWER 1359, LAREDO, TX 78042-1359.

*[Handwritten signature]*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

Hays County  
Liz Q. Gonzalez  
County Clerk  
San Marcos, Texas 78666



70 2013 13024064

Instrument Number: 2013-13024064

As

Recorded On: July 18, 2013

NO Fee-Recording #/Misc

Parties: BELTERRA SUB PH 4 SEC 12B

To

Number of Pages: 2

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

NO Fee-Recording #/Misc	0.00
Total Recording:	0.00

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**File Information:**

Document Number: 2013-13024064  
Receipt Number: 342883  
Recorded Date/Time: July 18, 2013 12:11:31P  
Book-Vol/Pg: BK-OPR VL-4696 PG-746  
User / Station: O Martinez - Cashering #2

**Record and Return To:**

CO CLERK  
ORIGINAL TO ROSE  
SAN MARCOS TX 78666



State of Texas |  
County of Hays

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Liz Q. Gonzalez, County CLerk



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Member International Bancshares Corporation-Member FDIC

Bk Vol Pg  
13024064 OPR 4696 747

## IRREVOCABLE STANDBY LETTER OF CREDIT

Date: June 27, 2013

RE: Belterra Subdivision Phase 4, Section 12B  
Street and Drainage

To: The Hays County Judge

Irrevocable Standby Letter of Credit: SBP702327

We hereby establish our Irrevocable Standby Letter of Credit No. SBP702327 in favor of the County of Hays in the account of MAK Foster Ranch, LP, 3809 Juniper Trace, Ste. 203, Austin, Texas 78738. This letter is effective up to the aggregate amount of \$423,800.00(Four Hundred Twenty-Three Thousand Eight Hundred 00/100 U.S. Dollars) and will remain effective until June 27, 2014 or discharged by the County of Hays. This is authority to draw drafts for any amount, or the full amount not to exceed \$423,800.00 (Four Hundred Twenty-Three Thousand Eight Hundred 00/100 U.S. Dollars). All drafts are to be marked "Drawn under International Bank of Commerce, Letter of Credit No. SBP702327" and presented at our office located at 1200 San Bernardo Avenue, Laredo, Texas 78040, Attention: Letters of Credit Department.

This letter of credit is given as assurance that all street and drainage construction in Belterra Subdivision Phase 4, Section 12B will be completed to Hays County specifications.

Each draft so drawn must be marked "Drawn under International Bank of Commerce, Letter of Credit No. SBP702327" and be accompanied by:

- (1) The original Letter of Credit, and
- (2) A signed statement from the Hays County Judge stating that:

"The streets and drainage improvements in Belterra Subdivision Phase 4, Section 12B were not completed as defined in the plans and specifications approved by the Hays County Commissioners' Court".

Except so far as otherwise expressly stated, this credit is subject to the "Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No. 600".

International Bank of Commerce

Wilfredo Martinez, Jr.  
Senior Vice President

Hays County  
Liz Q. Gonzalez  
County Clerk  
San Marcos, Texas 78666



70 2013 13024065

Instrument Number: 2013-13024065

As

Recorded On: July 18, 2013

NO Fee-Recording #/Misc

Parties: BELTERRA SUB PH 4 SEC 19A

To

Number of Pages: 2

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

NO Fee-Recording #/Misc	0.00
Total Recording:	0.00

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**File Information:**

Document Number: 2013-13024065  
Receipt Number: 342883  
Recorded Date/Time: July 18, 2013 12:11:31P  
Book-Vol/Pg: BK-OPR VL-4696 PG-748  
User / Station: O Martinez - Cashering #2

**Record and Return To:**

CO CLERK  
ORIGINAL TO ROSE  
SAN MARCOS TX 78666



State of Texas |  
County of Hays

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*Liz Q. Gonzalez*

Liz Q. Gonzalez, County Clerk



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Member International Bancshares Corporation-Member FDIC

Bk Vol Pg  
13024065 OPR 4696 749

## IRREVOCABLE STANDBY LETTER OF CREDIT

Date: June 27, 2013

RE: Belterra Subdivision Phase 4, Section 19A  
Street and Drainage

To: The Hays County Judge

Irrevocable Standby Letter of Credit: SBP702329

We hereby establish our Irrevocable Standby Letter of Credit No. SBP702329 in favor of the County of Hays in the account of MAK Foster Ranch, LP, 3809 Juniper Trace, Ste. 203, Austin, Texas 78738. This letter is effective up to the aggregate amount of \$187,603.29 (One Hundred Eighty-Seven Thousand Six Hundred Three and 29/100 U.S. Dollars) and will remain effective until June 27, 2014 or discharged by the County of Hays. This is authority to draw drafts for any amount, or the full amount not to exceed \$187,603.29 (One Hundred Eighty-Seven Thousand Six Hundred Three and 94/100 U.S. Dollars). All drafts are to be marked "Drawn under International Bank of Commerce, Letter of Credit No. SBP702329" and presented at our office located at 1200 San Bernardo Avenue, Laredo, Texas 78040, Attention: Letters of Credit Department.

This letter of credit is given as assurance that all street and drainage construction in Belterra Subdivision Phase 4, Section 19A will be completed to Hays County specifications.

Each draft so drawn must be marked "Drawn under International Bank of Commerce, Letter of Credit No. SBP702329" and be accompanied by:

- (1) The original Letter of Credit, and
- (2) A signed statement from the Hays County Judge stating that:

"The streets and drainage improvements in Belterra Subdivision Phase 4, Section 19A were not completed as defined in the plans and specifications approved by the Hays County Commissioners' Court".

Except so far as otherwise expressly stated, this credit is subject to the "Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No. 600".

International Bank of Commerce

Wilfredo Martinez, Jr.  
Senior Vice President

Hays County  
Liz Q. Gonzalez  
County Clerk  
San Marcos, Texas 78666



70 2013 13024066

Instrument Number: 2013-13024066

As

Recorded On: July 18, 2013

NO Fee-Recording #/Misc

Parties: BELTERRA SUB PH 4 SEC 19A

To BELTERRA SUB PH 4 SEC 19B

Number of Pages: 2

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

NO Fee-Recording #/Misc	0.00
Total Recording:	0.00

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**File Information:**

Document Number: 2013-13024066  
Receipt Number: 342883  
Recorded Date/Time: July 18, 2013 12:11:31P  
Book-Vol/Pg: BK-OPR VL-4696 PG-750  
User / Station: O Martinez - Cashering #2

**Record and Return To:**

CO CLERK  
ORIGINAL TO ROSE  
SAN MARCOS TX 78666



State of Texas |  
County of Hays

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Liz Q. Gonzalez, County Clerk



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Member International Bancshares Corporation-Member FDIC

Bk Vol Pg  
13024066 DPR 4696 751

### IRREVOCABLE STANDBY LETTER OF CREDIT

Date: June 27, 2013

RE: Belterra Subdivision Phase 4, Section 19B  
Street and Drainage

To: The Hays County Judge

Irrevocable Standby Letter of Credit: SBP702328

We hereby establish our Irrevocable Standby Letter of Credit No. SBP702328 in favor of the County of Hays in the account of MAK Foster Ranch, LP, 3809 Juniper Trace, Ste. 203, Austin, Texas 78738. This letter is effective up to the aggregate amount of \$228,167.94 (Two Hundred Twenty-Eight Thousand One Hundred Sixty-Seven and 94/100 U.S. Dollars) and will remain effective until June 27, 2014 or discharged by the County of Hays. This is authority to draw drafts for any amount, or the full amount not to exceed \$228,167.94 (Two Hundred Twenty-Eight Thousand One Hundred Sixty-Seven and 94/100 U.S. Dollars). All drafts are to be marked "Drawn under International Bank of Commerce, Letter of Credit No. SBP702328" and presented at our office located at 1200 San Bernardo Avenue, Laredo, Texas 78040, Attention: Letters of Credit Department. This letter of credit is given as assurance that all street and drainage construction in Belterra Subdivision Phase 4, Section 19B will be completed to Hays County specifications.

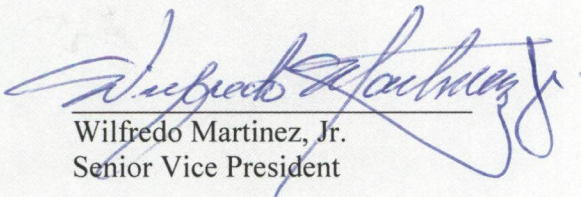
Each draft so drawn must be marked "Drawn under International Bank of Commerce, Letter of Credit No. SBP702328" and be accompanied by:

- (1) The original Letter of Credit, and
- (2) A signed statement from the Hays County Judge stating that:

"The streets and drainage improvements in Belterra Subdivision Phase 4, Section 19B were not completed as defined in the plans and specifications approved by the Hays County Commissioners' Court".

Except so far as otherwise expressly stated, this credit is subject to the "Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No. 600".

International Bank of Commerce



Wilfredo Martinez, Jr.  
Senior Vice President