

**AGENDA ITEM REQUEST FORM**

**Hays County Commissioners Court**

Tuesdays at 9:00 AM

Request forms are due in Microsoft Word Format via email by 2:00 p.m. on Wednesday.

**AGENDA ITEM**

SUB-106 Belterra Phase 4, Section 12B (101 lots). Discussion and possible action to consider approval of final plat and accept surety for the construction of street and drainage improvements, in the amount of \$423,800.00.

ITEM TYPE	MEETING DATE	AMOUNT REQUIRED
ACTION-SUBDIVISIONS	July 16, 2013	

**LINE ITEM NUMBER**

**AUDITOR USE ONLY**

**AUDITOR COMMENTS:**

**PURCHASING GUIDELINES FOLLOWED:** N/A

**AUDITOR REVIEW:** N/A

REQUESTED BY	SPONSOR	CO-SPONSOR
MCINNIS	WHISENANT	N/A

**SUMMARY**

The preliminary plan for Belterra Phase 4 was originally approved in January 2006 as a 938 lot phase covering 812.83 acres. Section 12B covers 29.95 acres and will result in 101 lots with an average residential lot size of 0.21 acres. Water and wastewater services will be provided to all lots by Hays County Water Control and Improvement District No. 2.



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

### 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.

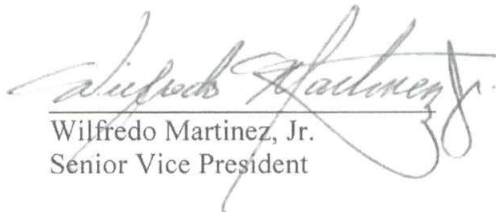
Each draft so drawn must be marked "Drawn under International Bank of Commerce, Letter of Credit No. SBP702327" and be accompanied by:

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

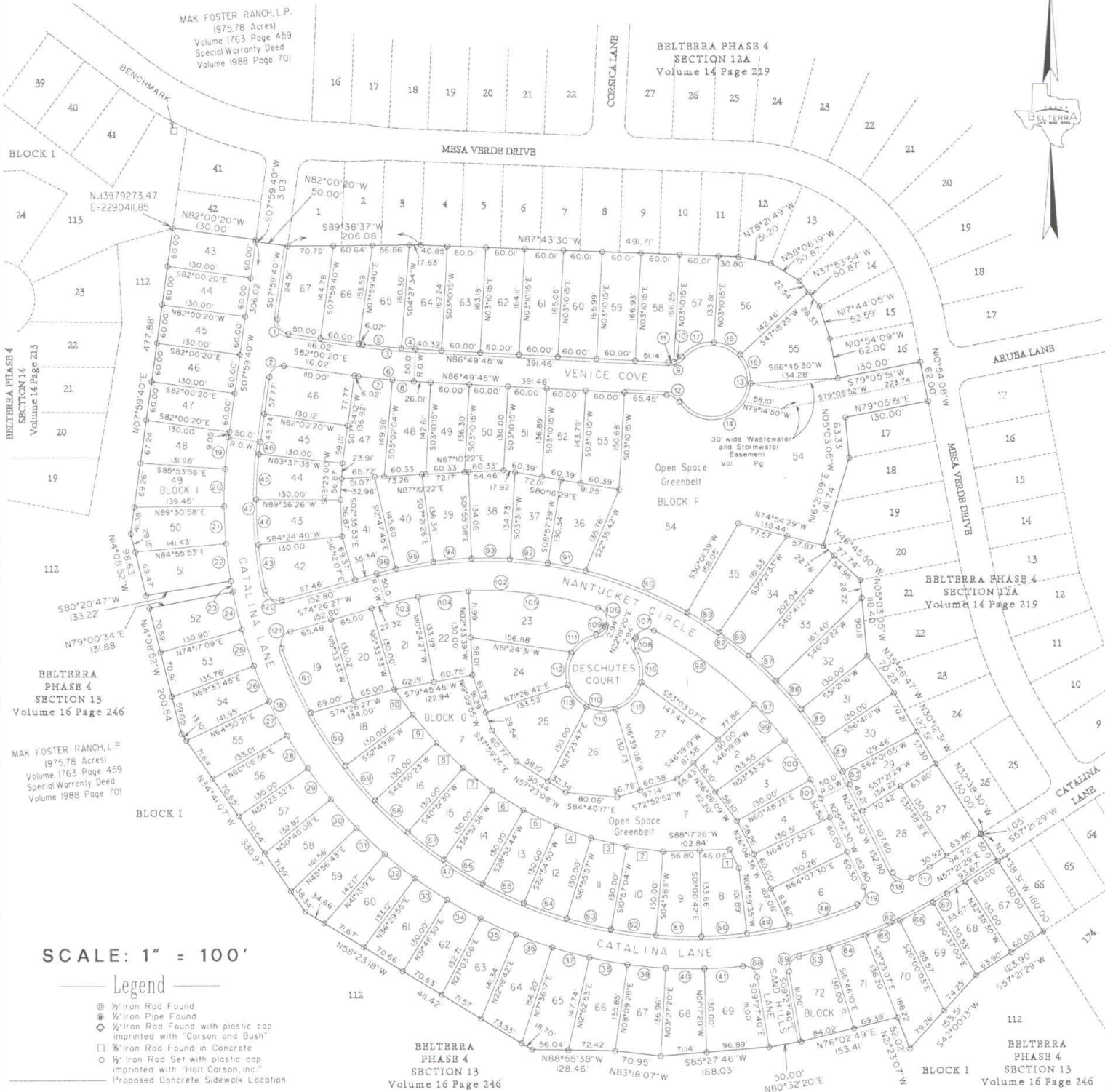
"The streets and drainage improvements in Belterra Subdivision Phase 4, Section 12B were not completed as defined in the plans and specifications approved by the Hays County Commissioners' Court".

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



SCALE: 1" = 100'

Legend

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Found with plastic cap imprinted with "Carson and Bush"
- 1/2" Iron Rod Found in Concrete
- 1/2" Iron Rod Set with plastic cap imprinted with "Hill Carson, Inc."
- Proposed Concrete Sidewalk Location

BELTERRA PHASE 4 SECTION 13 Volume 16 Page 246

BELTERRA PHASE 4 SECTION 13 Volume 16 Page 246

# BELTERRA Phase 4 Section 12B

HAYS COUNTY, TEXAS

NUMBERED COURSES	
1	S 26°06'35" E - 32.25
2	S 82°02'23" E - 56.87
3	S 76°03'29" E - 56.87
4	S 70°04'36" E - 56.87
5	S 64°05'43" E - 56.87
6	S 58°06'50" E - 56.87
7	S 52°07'57" E - 56.87
8	S 46°09'04" E - 56.87
9	S 40°10'11" E - 56.87
10	S 35°09'30" E - 48.62

ELEVATION BENCHMARK  
5/8" iron rod set in concrete located  
N00°45'E 150.6' from the Northwest  
corner of Lot 43, Block I  
Elevation = 1081.08

MAK FOSTER RANCH, L.P.  
(975.78 Acres)  
Volume 1763 Page 459  
Special Warranty Deed  
Volume 1988 Page 701