



Executive Signs Enterprises, Inc.
5621 Central Texas Dr.
San Marcos, TX 78666

T: 512.292.9939
F: 210.492.9483

August 21, 2025

Dear Colton:

Attached are the documents you have requested for us to apply for an Alternative Sign Plan for the Sonora Bank Centre Development - located on SH 46. There are four separately platted lots that will be part of this Alternative sign plan - it will affect the free-standing signs only on these platted lots.

Although interest has been shown in lots 2 and 3 - no one is willing to move forward with the purchase and construction without clarification from the city that a multi-tenant type sign will be allowed (permitted and built) to be used by all the tenants of the new buildings - with their sign placement along SH 46. The bank (current land owner) is willing to form a POA and construct the new multi-tenant pylon sign on lot 2 at this time - to be used in the future by the folks that ultimately locate on these two lots once the buildings are developed and leased.

For planning purposes - these lots have a total of 579' of frontage on SH 46.

Lot one is the existing Bank Lot - which has a short existing free-standing monument sign on it - which will remain.


Lot two is fronting SH 46 - and will have the new multi-tenant sign installed on it as noted.

Lot three is located behind the bank lot one - and will not have any free-standing signs installed on it.

Lot four is located behind lot two - it is the detention pond lot for all the other lots and will never have anything built on it. It will be part of the POA for maintenance purposes.

The multi-tenant sign being requested will sit way back off the road - approximately 80' from the edge of the asphalt roadway.

Multi-tenant design is for eight tenant panels to be 3'x12' - and allow adequate room to insert their name, etc. This design also allows room to add the Centre's name on top for development



reference - and be constructed with a stone skirt so its design is consistent with a monument sign and not a free-standing pole sign.

No additional free-standing signage would be allowed on these four lots.

Final architectural site plans have not been developed for lots two and three. Driveway design for lot two will need to take into consideration the placement of the new multi-tenant sign along SH 46 - as it must be set back behind the easements as noted.

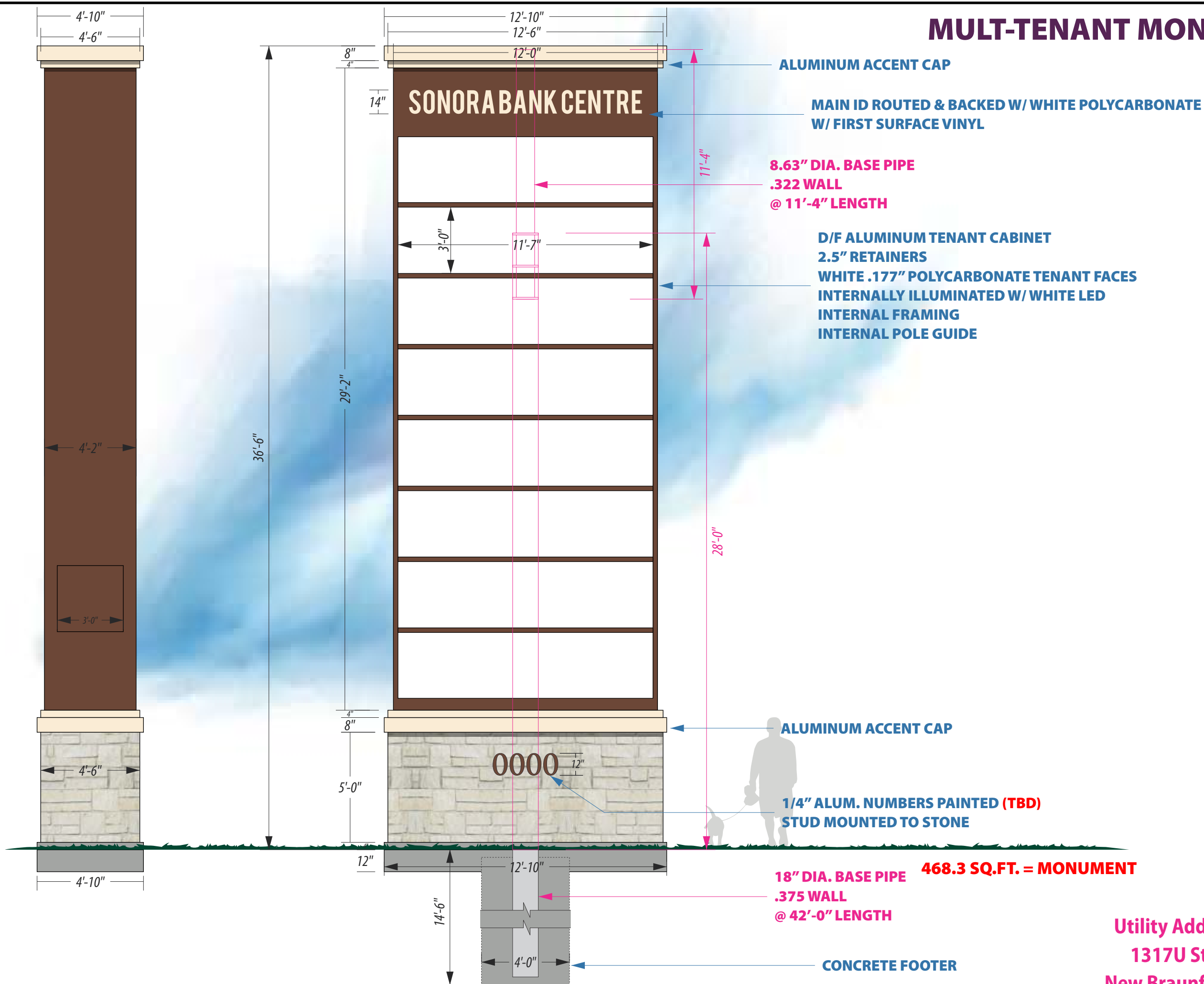
Please give me a call and I will answer any additional questions you may have to get this alternative plan moving forward.

Sincerely,

Terry Tschirhart

210-872-8343

terry@executivesigns.com



MULT-TENANT MONUMENT



**EXECUTIVE
SIGNS**.com

5621 Central Texas Dr.
San Marcos, TX 78666

O 210-492-9436

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Toll Free: 888-492-9436

State License TSCL 18330

Regulated by the Texas Department of Licensing and Regulation
PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599
license.state.tx.us/complaints



Client: Sonora Bank

Address: 1349 State Hwy 46 S
New Braunfels, TX 78130

Sales: JD

Designer: MG

Date: 08/21/25

Path: X/ESSM/Sonora Bank/ New Braunfels

File: Sonora Bank - NB Multi Tenant Monument Permitting

Color Schedule & Notes:

PRINT VALUES:

- C4.3 M29.4 Y45.1 K18
- C8.2 M48.2 Y71.4 K33.7
- C15.7 M68.2 Y78 K64.3

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical
contractor or licensed electrician.

Each sign must have:

1. A minimum of one dedicated 120V 20A Circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

All Signs will be manufactured to accommodate 120 volt
current unless otherwise instructed by customer.

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It is submitted for your personal use, however, it shall at all
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Design time includes up to three (3) revisions. Any revisions
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APPROVAL
SIGNATURE
and DATE

Scale: 1:50

Page: 1

Utility Address for Sign:
1317U State Hwy 46 S
New Braunfels, TX 78130

468.3 SQ.FT. = MONUMENT

MONUMENT EXAMPLES
PER CITY SIGN CODE

VARIANCE EXHIBIT



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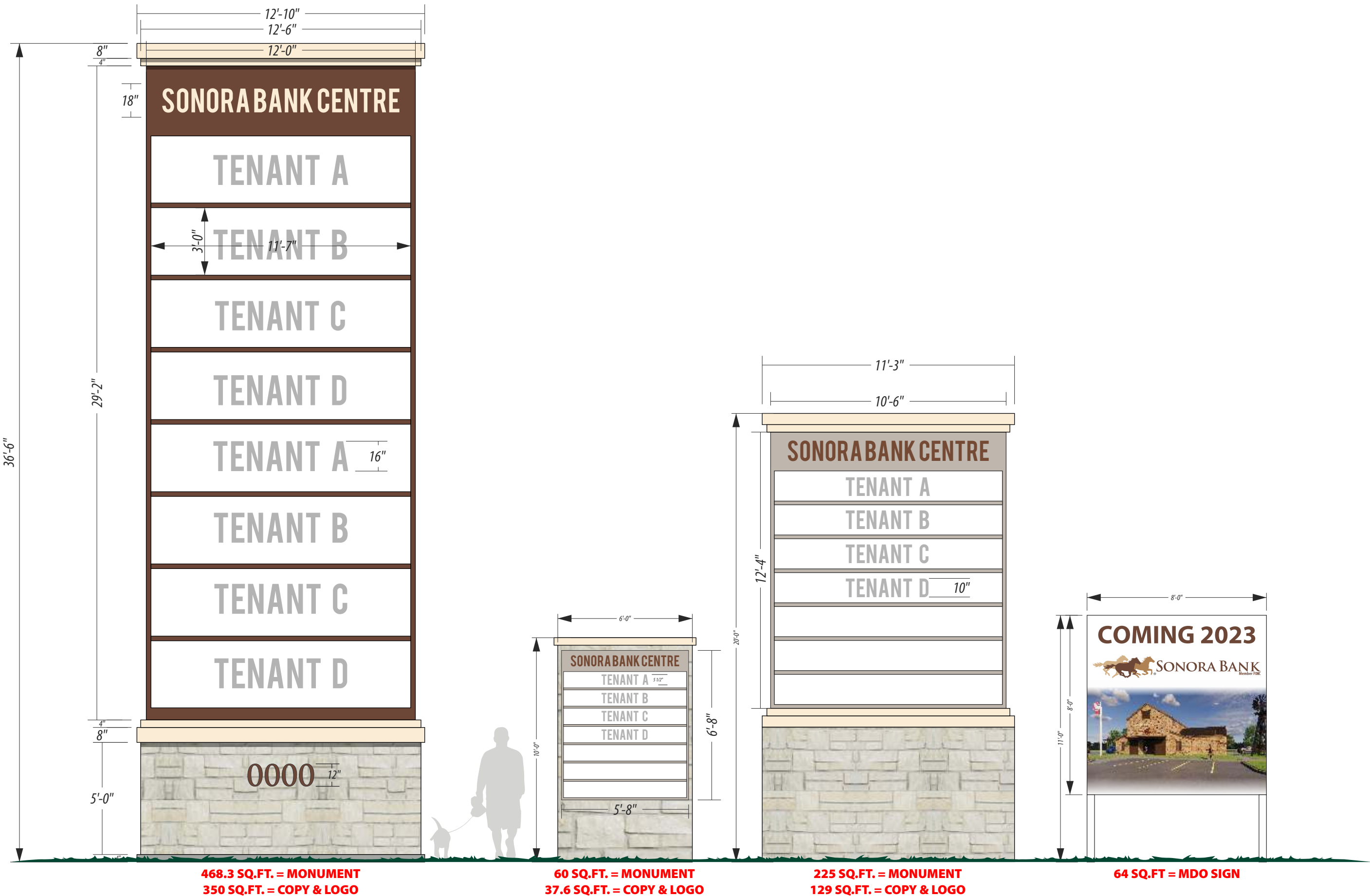
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Page: 2



OVERHEAD SITE PHOTO



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PROPOSED SIGN RENDERING



NOT TO SCALE - FOR PLACEMENT PUROPOSES ONLY



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PLAT MAP



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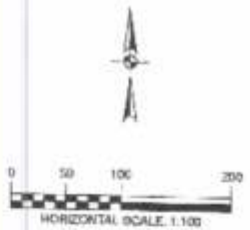
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APPROVAL SIGNATURE and DATE

FINAL PLAT ESTABLISHING
CAP ROCK COMMERCIAL

BEING 9.92 ACRES OF LAND OUT OF SUBDIVISION NO. 108 OF THE A.M. ESNAUR/AR
ELEVEN EIGHT ACRES, ADD UNIT NO. 20, GUADALUPE COUNTY, TEXAS, BEING A CALL TO
5.513 ACRE TRACT RECORDED IN BOOK 202190018795, OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS.

CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	27.51'	432.5'	007°31'50"	13.79'	27.51'	S41°22'35"W
C2	55.80'	390.80'	007°51'32"	26.94'	53.56'	S44°18'35"W
C3	48.13'	303.00'	00°52'43"	24.10'	48.09'	S44°18'17"W
C4	15.73'	10.00'	080°07'53"	14.18'	14.18'	S85°32'11"W
C5	477.30'	2945.36'	006°17'09"	249.20'	476.83'	N55°15'34"W



- LEGEND:
- NO 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
 - 4" IRON DIAGONAL LINE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - PROF-OF-WAY
 - MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS



DEED NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY 46, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE STREET AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR IMPROVING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY 46 FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TRUSTS' ACCESS MANAGEMENT MANUALS. THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-OF-WAY ONLY ACCESS POINT, BASED ON AN (OVERALL PLATTED) HIGHWAY FRONTAGE OF APPROXIMATELY 500 FEET, WHERE TOPOGRAPHY OR OTHER FACTORS CONSIDERS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSULTATION WITH TOPOGRAPHY, ENGINEERING, PRODUCTIVITY, INHERENT, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD DRIVE AS MANY PROPERTIES AND INTERSECTIONS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FUTURE MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO FUTURE MOVEMENTS THAT ARE ON LOCAL THROUGH-ARTE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PLUMT MUST BE APPROVED BY TRUST, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TRUST.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

APPROVED THIS 5th DAY OF December, 2017
BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

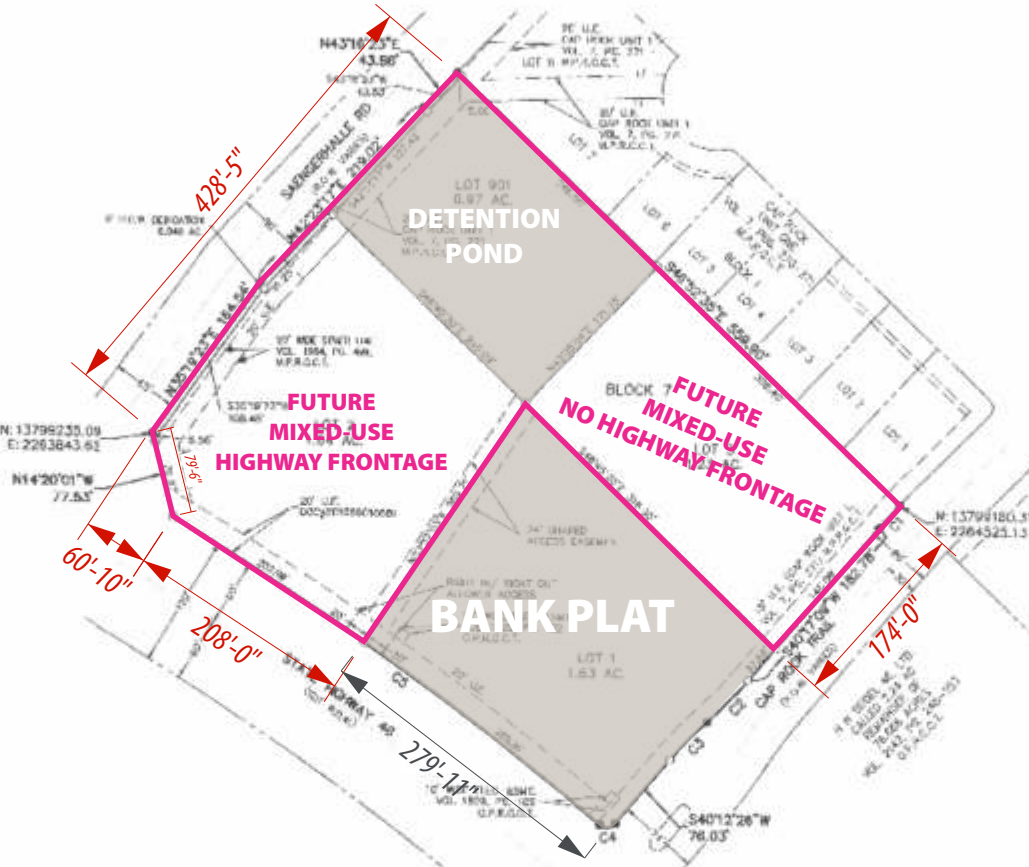
Chairman
D. Lee Edwards
Attest: For acceptance
6/2/2022
6/2/2022
5/25/2022
DATE
NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF GUADALUPE

252299021310
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
07/08/2022 02:48 PM PAGES: 3 JESSIE
TERESA KIEL, COUNTY CLERK

Jessie Kiel
County Clerk

Jessie Kiel
County Clerk



STATE OF TEXAS
COUNTY OF GUADALUPE
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CAP ROCK COMMERCIAL, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLIANCE PARKS, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

1ST NATIONAL BANK OF SONORA
BY: BOB MALONE - PRESIDENT
102 F. MAIN STREET
SONOMA, TX 79050

STATE OF TEXAS
COUNTY OF Guadalupe
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
12th DAY OF April, 2022
BY: Bob Malone
Notary Public, State of Texas
My Commission Expires: Sep 16, 2023

YOLANDA OZUNA
Notary Public
State of Texas
Notary ID # 042714973
My Comm. Exp. September 16, 2023

- PLAT NOTES:
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY ADEQ COMMUNICATIONS AND/OR SPECTRUM.
 - ALL MEASUREMENTS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 2011, NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO VERT, APPLY A COMPOUND SCALE FACTOR OF 1.00015.
 - MONUMENTS WERE FORMED OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAPS STAMPED "HMT" INDICATING THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
 - THIS SUBDIVISION IS NOT WITHIN THE HORNADAY AQUIFER RECHARGE ZONE.
 - THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
 - THIS SUBDIVISION IS WITHIN THE COOKIN INDEPENDENT SCHOOL DISTRICT.
 - NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), AS DETERMINED BY THE GUADALUPE COUNTY, TEXAS FLOOD INSURANCE RATE MAP NUMBER 4580/00187, EFFECTIVE DATE SEPTEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCING, OR OTHER TYPE OF MODIFICATION SHALL BE MADE TO THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENTS, AS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER CRANES AND ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
 - IF NEW SIDEWALKS WILL BE CONSTRUCTED FOR CITY STANDARDS ALONGSIDE AND ADJACENT TO THE PROPERTY LINE BY THE DEVELOPER AT THE TIME OF DEVELOPMENT ALONGSIDE AND ADJACENT TO THE CITY OF NEW BRAUNFELS CITY STANDARDS ALONGSIDE AND ADJACENT TO THE CITY OF NEW BRAUNFELS AT THE TIME OF DEVELOPMENT ALONGSIDE AND ADJACENT TO THE CITY OF NEW BRAUNFELS.
 - THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 FEET ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO PREVENT STORMWATER FROM THE STRUCTURE FROM BEING DISCHARGED TO ADJACENT TO STRUCTURES. CONCRETE STRUCTURES MUST HAVE A FLOOD SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOOD ELEVATION. IN NEW STRUCTURES, GRADEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SLOPE PROTECTING HOUSES FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
 - NON-RESIDENTIAL SUBDIVISIONS ARE EXEMPT FROM THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. RESIDENTIAL USE HAS LAND DEDICATION AND/OR THE REQUIREMENTS FOR THE PARKS ORDINANCE. AT SUCH TIME THAT DEDICATIONS ARE CONSIDERED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DEDICATION UNIT.
 - THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS.
 - LOTS 1-3 ARE ALLOWED TO UTILIZE THE 24' WIDE SHARED ACCESS EASEMENT TO STATE HIGHWAY 46.
 - LOT 20 IS A PERMANENT OPEN SPACE LOT.

- NEW BRAUNFELS UTILITIES NOTES:
- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE, IS SUBJECT TO AND SHALL NOT CONTRADICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT OR BE IN CONFLICT WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES. ITS SUBDIVISIONS AND ADJACENT, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER CITY GOVERNING BODY. THE UTILITY OWNER MUST OBTAIN IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
 - UTILITIES WILL PROVIDE A 6" MIN. SERVICE EASEMENT TO THE DRAINAGE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DRAINAGE AND SERVICE.
 - UTILITIES SHALL HAVE ACCESS TO THE VETER LOCATIONS FROM THE FRONT YARD AND WHERE LOCATIONS SHALL NOT BE LOCATED WITHIN A HAZARDOUS AREA.
 - EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
 - DO NOT CONSIDER ANY NEW UTILITY EASEMENTS (N.E.) WITH DRAINAGE EASEMENTS (D.E.) OR VARY CHANGES IN CHARGE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
 - NEW IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, DRIVE PAVEMENT, DRIVE DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICT WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE APPROVED AND APPROVED THROUGH THE UTILITY EASEMENT INFRASTRUCTURE PROCESS. NEW DEVELOPMENT SERVICES FACILITATES THE EASEMENT INFRASTRUCTURE APPLICATION PROCESS.

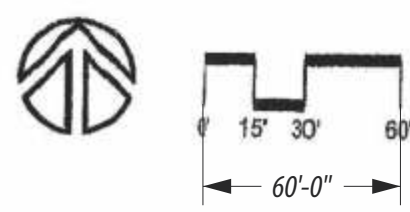
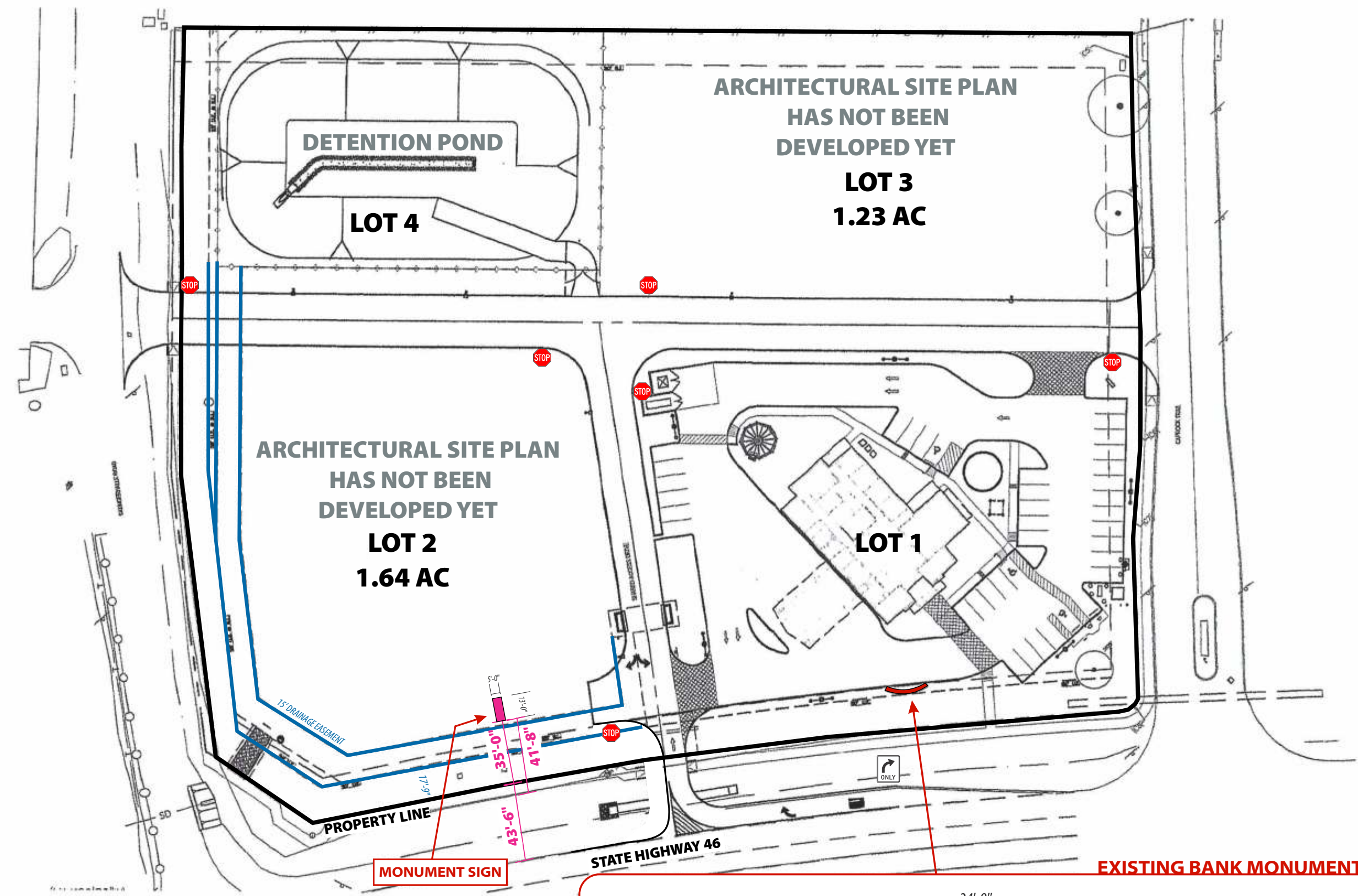
KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED CORONATH A. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.
CORONATH A. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8998
280 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130
4-12-22



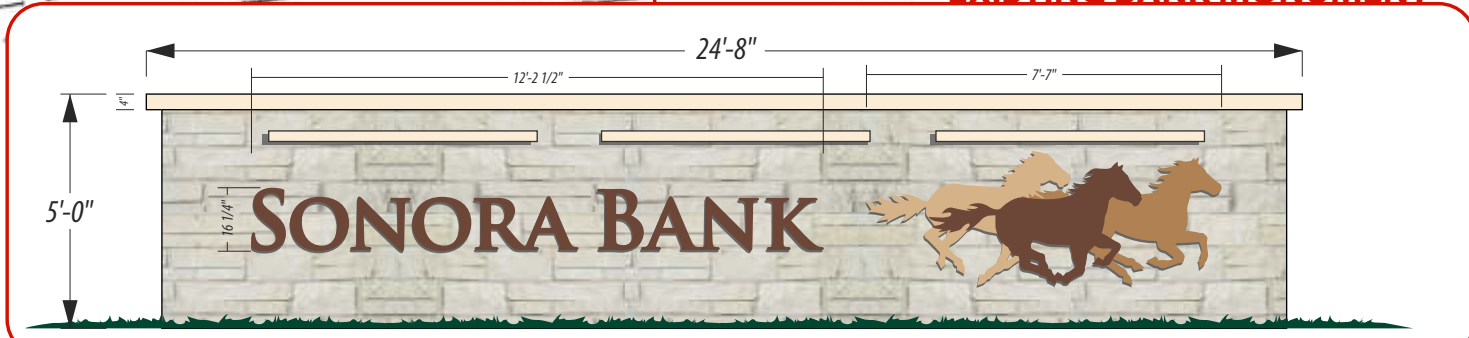
CERTIFIED TO BE A TRUE
AND CORRECT COPY,
Guadalupe County Clerk
PAGE 1 OF 1

PLAT PREPARED April 12, 2022
HMT
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

SITE PLAN



123 SQ.FT = MONUMENT
37.7 SQ.FT. COPY & LOGO





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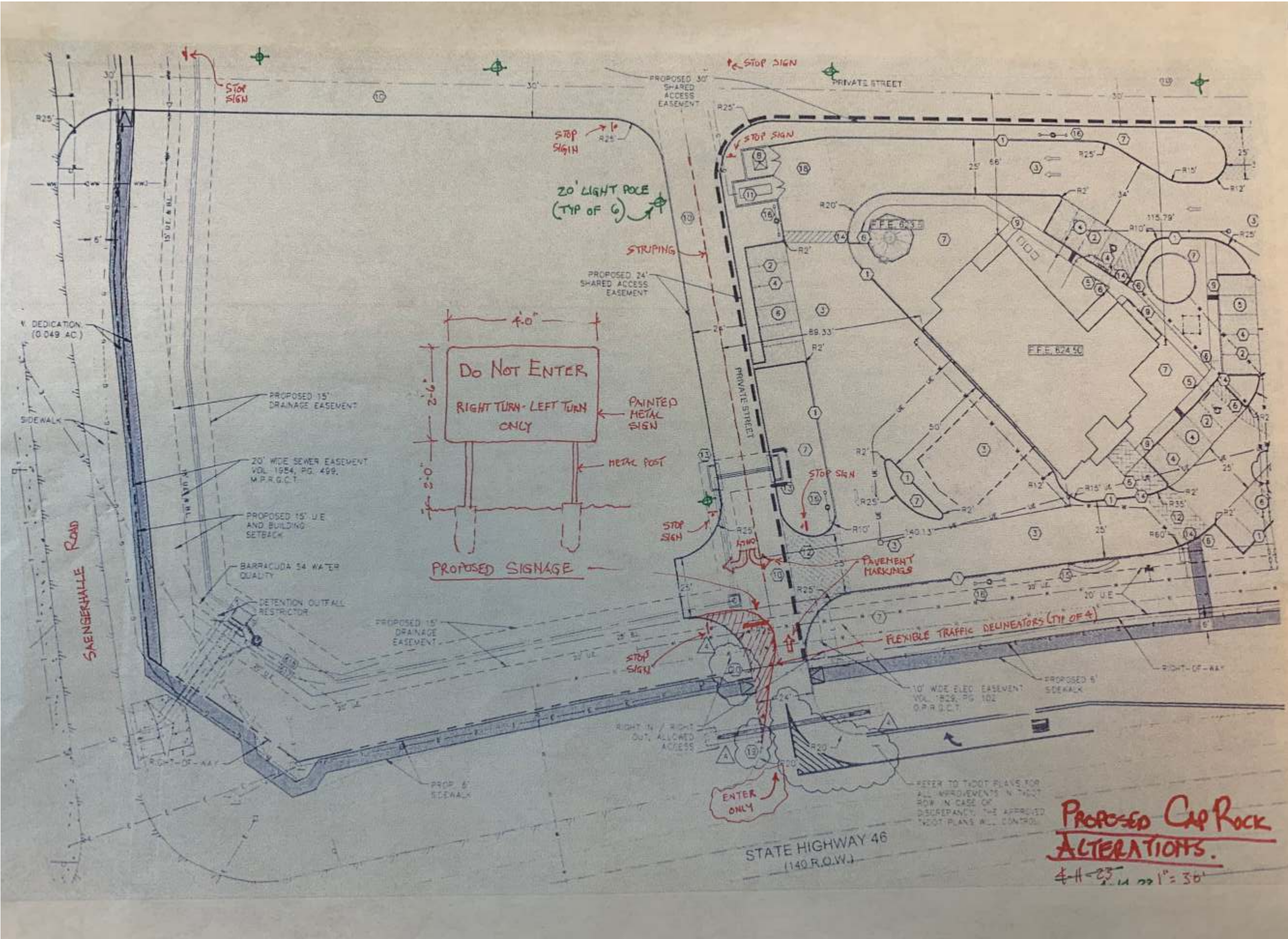
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SITE PLAN FOR BANK PROJECT LOT 1



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3. Three wires: Line, Ground, Neutral

All Signs will be manufactured to accommodate 120 volt
current unless otherwise instructed by customer.

This is an original drawing created by Executive Signs Inc.
It is submitted for your personal use, however, it shall at all
times remain the property of Executive Signs Ent.

You are not authorized to show these drawings to anyone
outside your organization, nor is it to be reproduced, used,
copied or exhibited in any fashion.

Design time includes up to three (3) revisions. Any revisions
or changes to design after the initial three (3) will incur a
charge of \$90/hr.

APPROVAL
SIGNATURE
and DATE

Property Owner Authorization:

As the owner of the property requesting the variance, I hereby authorize City of New Braunfels' staff to visit and inspect the subject property for which this application is being submitted.

Additionally, I have reviewed the Variance Application Instructions, the requirements of this application and related checklist(s), and hereby confirm all required materials demonstrating compliance with city codes and regulations are attached.

☐ I will represent my application before City Staff and/or Board of Adjustment as the Applicant

OR

☒ I hereby authorize the person named under Authorized Agent to act as Applicant in processing this application before City Staff and/or Board of Adjustment.

Owners Signature	<i>Michael D. Schulte</i> <i>on behalf of Robert A. Malina</i>	Date	7.24.2025
Owners Name (printed)	Michael D. Schulte	Phone #	325.387.3861
Mailing Address (City, State, Zip)	102 E. Main St., Sonoma TX 76950		
E-Mail Address	info@SonomaBank.com		

Authorized Agent Statement:

Please Note: The signature of the Authorized Agent confirms the Authorized Agent has reviewed the Variance Application Instructions, requirements of this application and related checklist(s) and hereby confirms all required materials are attached demonstrating compliance with city codes and regulations.

Authorized Agent Signature	SHALLAN DOTSON	Digitally signed by SHALLAN DOTSON Date: 2025.07.23 20:40:33 -05'00'	Date	7/23/2025
Agents Name (printed)	SHALLAN DOTSON			
Company	EXECUTIVE SIGNS ENTERPRISES, INC.	Phone #	(512) 292-9939	
Mailing Address (City, State, Zip)	5621 CENTRAL TEXAS DRIVE SAN MARCOS, TX 78666			
E-Mail	PERMITS@EXECUTIVESIGNS.COM			

Please read and initial the following important reminders:

SD

**Appearance at Meetings.**

It is strongly advised that the applicant be represented at the hearing. The Board may deny requests for which the applicant or an agent do not appear.

SD

**Notification Signs.**

The applicant shall post the public hearing notification sign(s) at least 15 days prior to the hearing date and maintain said sign(s) in good condition. One sign shall be required for the first 100 feet of frontage of the tract, and one additional sign for every 200 feet of frontage thereafter, or fraction thereof, except that no more than three (3) signs shall be required on each roadway frontage. If the tract has less than 200 feet of frontage per roadway, then only one sign is required per road.

continue to next page

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

ABS: 20 SUR: AM ESNAURIZAR
5046 ac.

LOT NO. _____ PLAN NO. _____ PARCEL ID: 126023/187568

STREET ADDRESS: 1349 Hwy 46 W., New Braunfels, TX 78130

Please print:

Property Owner: First National Bank of Sonoma Texas

Property Owner: _____

The undersigned, registered property owners of the above noted property, do hereby authorize

ERICA VAZQUEZ, of EXECUTIVE SIGNS
(Contractor / Agent) (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

102 E. Main St., Sonoma TX 76950

Telephone: 325-387-3861

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.



Authorized Signature

Date: 7.24.2025

on behalf of Robert A. Malone

Authorized Signature _____

Date: _____

Filed By Alamo Title Company GP 4000412101-153/100
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

DATE: Effective May 14, 2021

GRANTOR: Caprock Ventures 46-18 LLC, a Texas limited liability company

GRANTOR'S MAILING ADDRESS: 200 Concord Plaza, Suite 440, San Antonio TX 78216

GRANTEE: The First National Bank of Sonora

GRANTEE'S MAILING ADDRESS: 102 Main Street Sonora, Texas 76950

CONSIDERATION: TEN DOLLARS (\$10.00) and other valuable consideration

PROPERTY (including improvements):

5.513 acres of land located in the Antonio M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, said tract being part of a called 76,668 acre tract of land described in a deed to Norris Realty of Canyon Lake Inc, recorded in Volume 2312, Page 913 of the Guadalupe County Deed Records and being further described in metes and bounds description attached hereto as Exhibit "A".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the matters set forth below:

- a. Easement(s) as provided therein, granted to New Braunfels Utilities dated April 8, 2002, recorded in Volume 1829, Page 102, Official Public Records, Guadalupe County, Texas.
- b. Easement(s) as provided therein, granted to New Braunfels Utilities dated April 8, 2003, recorded in Volume 1984, Page 499, Official Public Records, Guadalupe County Texas, as depicted on Plat recorded in Volume 7, Page 270, Map and Plat Records, Guadalupe County, Texas.
- c. Easement(s) as provided therein, granted to New Braunfels Utilities dated May 15, 2019, recorded in Document No. 201999010681, Official Public Records, Guadalupe County Texas.
- d. 25 foot utility easement along along Saengerhalle Road, as shown on Plat recorded in Volume 7, Page 270, Map and Plat Records, Guadalupe County, Texas.
- e. 15 foot utility easement along along Cap Rock Trail, as shown on Plat recorded in Volume 7, Page 270, Map and Plat Records, Guadalupe County, Texas.

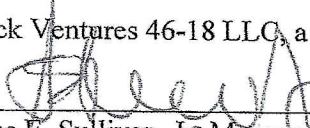
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance

and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, by and through the undersigned but not otherwise.

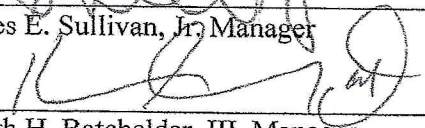
The Commercial Contract—Unimproved Property between Grantor as the Seller and Grantee as the Buyer dated April 19, 2021 (as may be amended and/or assigned from time to time (the "Contract") may contain limitations as to warranty or other agreed matters; to the extent that the Contract expressly provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

Caprock Ventures 46-18 LLC, a Texas limited liability company

by


James E. Sullivan, Jr., Manager

by


Hugh H. Batchelder, III, Manager

THE STATE OF TEXAS

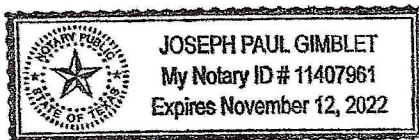
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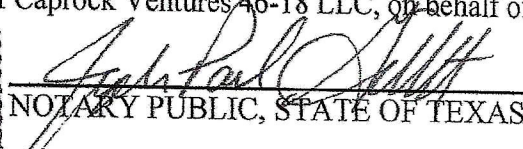
*

COUNTY OF BEXAR

*

This instrument was acknowledged before me on the 14th day of May, 2021 by James E. Sullivan, Jr. in his capacity as Manager of Caprock Ventures 46-18 LLC, on behalf of said company.




NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS

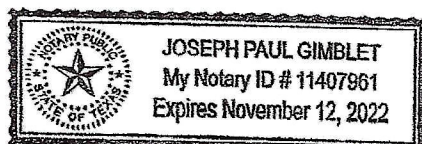
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*

COUNTY OF BEXAR

*

This instrument was acknowledged before me on the 14th day of May, 2021 by Hugh H. Batchelder, III, in his capacity as Manager of Caprock Ventures 46-18 LLC, on behalf of said company.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

5.513 acres of land located in the Antonio M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, said tract being part of a called 76,668 acre tract of land described in a deed to Norris Realty of Canyon Lake Inc, recorded in Volume 2312, Page 913 of the Guadalupe County Deed Records, said 5.513 acres being more particularly described as follows:

BEGINNING at a TxDOT monument found for the flare corner at the intersection of State Highway 46 and Saengerhalle Road for the Southwest corner of said 76.668 acre tract also being an interior corner of Parcel 62, a called 0.459 of an acre tract of land dedicated for road widening in Volume 1541, Page 483 of the Guadalupe County Deed Records,

THENCE with the Southwest flare corner of said 76,688 acre tract, North 14°26'86" West, a distance of 77.19 feet to a 1/2" iron rod found in the East line of Saengerhalle Road;

THENCE with the East line of Saengerhalle Road, the following three courses:

1. North 35°16'41" East, a distance of 184.68 feet to a 1/2" Iron rod with cap "HMT" set, for the Southernmost corner of called 0.103 of an acre dedicated for road widening, in Cap Rock Unit 1, a subdivision recorded in Volume 7, Page 270 of the Map Records of Guadalupe County, Texas;
2. North 42°19'52" East, a distance of 219.12 feet to a 60d nail found;
3. North 43°14'41" East, a distance of 43.77 feet to a 1/2 Iron rod found for the Southwest corner of Lot 8, Block 1 of said Cap Rock Unit 1;

THENCE into and across said 76.688 acre tract, South 46°51'01" East, a distance of 560.03 feet to a 1/2" Iron rod found in the West line of Cap Rock Trail

THENCE with the West line of said Cap Rock Trail, the following five courses:

1. With a curve to the left, whose radius is 622.57 feet, arc length is 27.57 feet, and chord bears South 41°36'18" West, a distance of 27.57 feet to a 60d nail found;
2. South 40°18'35" West, a distance of 182.54 feet to a 60d nail found;
3. With a curve to the right, whose radius is 390.80 feet, arc length is 53.67 feet, and chord bears South 44°06'19" West, a distance of 53.62 feet to a 60d nail found;
4. With a curve to the left, whose radius is 350.00 feet, arc length is 48.11 feet, and chord bears South 44°18'40" West, a distance of 48.08 to a 60d nail found;
5. South 40°17'01" West, a distance of 76.16 feet to a 1/2" Iron rod found at the Intersection of Cap Rock Trail and State Highway 46;

THENCE with a return curve to the right, whose radius is 10.00 feet, arc length is 15.42 feet, and chord bears South 85°12'30" West, a distance of 13.94 feet to a 1/2" iron rod found in the North line State Highway 46, lying in the South line of said 76.668 acre tract and the North line of said Parcel 62;

THENCE with the North margin of State Highway 46 and Parcel 62 and the South line of said 76.668 acre tract, with a curve to the left, whose radius is 2945.36 feet, and chord bears North 55°16'43" West, a distance of 476.81 feet to the POINT OF BEGINNING and containing 5.513 acres of land in Guadalupe County, Texas.

202199016795

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
05/17/2021 12:13:20 PM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel