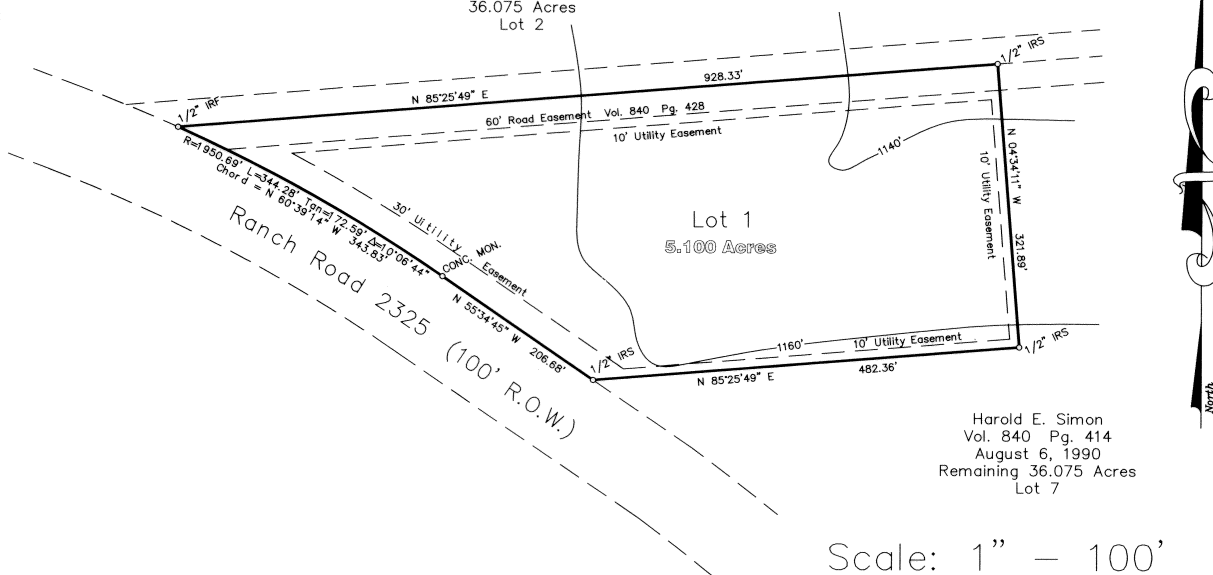


SIMON ESTATES UNIT TWO

LOT 1

Karl F. Magens
Vol. 840 Pg. 414
August 6, 1990
36.075 Acres
Lot 2



Harold E. Simon
Vol. 840 Pg. 414
August 6, 1990
Remaining 36.075 Acres
Lot 7

Scale: 1" = 100'

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Allen G. Walther, Director
HAYS COUNTY ENVIRONMENTAL HEALTH
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE
6-4-02

STATE OF TEXAS:
COUNTY OF HAYS:

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF June, A.D. 2002 AT 11:22 O'CLOCK A.M. AND DULY RECORDED THE 4th DAY OF June, A.D. 2002, AT 11:22 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 10 ON PAGE 257.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 4th DAY OF June, A.D. 2002.

Lee Carlisle
COUNTY CLERK, LEE CARLISLE
HAYS COUNTY, TEXAS



SURVEYOR'S NOTES:

- (1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, HAYS COUNTY, TEXAS COMMUNITY-PANEL NO. 480321 0090 E, EFFECTIVE DATE FEBRUARY 18, 1998, THIS PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD ZONE A.
- (2) ACCORDING TO HAYS COUNTY MAPS, THIS PROPERTY DOES NOT LIE IN THE E.T.J. OF ANY INCORPORATED CITY, TOWN OR VILLAGE.
- (3) THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- (4) ACCORDING TO HAYS COUNTY MAPS, THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
- (5) DRIVEWAY FOR THIS PROPERTY SHALL COME OFF RANCH ROAD 2325, AND THAT IT IS RECOGNIZED THAT ANY DRIVEWAY PERMIT AND ANY NECESSARY CULVERT REQUIREMENT WILL BE GAINED FROM TxDOT. (THE PURPOSE BEHIND THIS NOTE IS TO COMPLY WITH THE COUNTY RULE THAT DEVELOPMENT IS NOT ALLOWED ON ACCESS EASEMENTS, AND IN KEEPING WITH THAT POLICY, THE ACCESS VIA THE DRIVEWAY FOR THIS PROPERTY WOULD HAVE TO COME FROM THE PUBLIC ACCESS WHICH IN THIS CASE IS THE STATE HIGHWAY. THIS WOULD ALSO INCLUDE THE IMPLICATION THAT NO FURTHER RESUBDIVISION ON THIS LOT IS ALLOWED UNLESS THE FRONTAGE ON THE NEW PROPOSED LOT COMES FROM THE PUBLIC ROAD.)

UTILITIES:
WATER: PRIVATE, INDIVIDUAL WATER WELLS.
SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES.
ELECTRIC: FEDERNALES ELECTRIC COOPERATIVE
TELEPHONE: VERIZON

STATE OF TEXAS:
COUNTY OF HAYS:
KNOW ALL MEN BY THESE PRESENTS: THAT I, HAROLD EDWIN SIMON, OWNER OF THAT CERTAIN 36.075 ACRE LOT 7, CONVEYED TO ME BY DEED OF PARTITION DATED AUGUST 6, 1990 AND RECORDED IN VOLUME 840 ON PAGE 428 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.100 ACRES OF LAND IN THE JOHN INGRAM SURVEY, ABSTRACT 256, HAYS COUNTY, TEXAS, TO BE KNOWN AS LOT 1, SIMON ESTATES UNIT TWO, IN ACCORDANCE WITH THE PLAT SHOWN HEREON.

WITNESS MY HAND, THIS THE 29 DAY OF May, A.D. 2002.

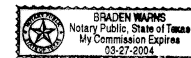
Harold Edwin Simon
HAROLD EDWIN SIMON
5330 RANCH ROAD 2325
WIMBERLEY, TEXAS 78676

STATE OF TEXAS:
COUNTY OF HAYS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HAROLD SIMON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29 DAY OF May, A.D. 2002.

Bradley W. Wynn
NOTARY PUBLIC, STATE OF TEXAS

TERM EXPIRES: 03-27-2004



STATE OF TEXAS:
COUNTY OF COMAL:
KNOW ALL MEN BY THESE PRESENTS, THAT I, GERARD S. SCHOLLER, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY, TEXAS SUBDIVISION SPECIFICATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS WERE PROPERLY PLACED.

Gerard S. Scholler
GERARD S. SCHOLLER
TEXAS R.P.L.S. 1876

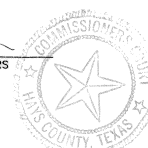


STATE OF TEXAS:
COUNTY OF HAYS:

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 4th DAY OF June, A.D. 2002, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 425 PAGE 425.

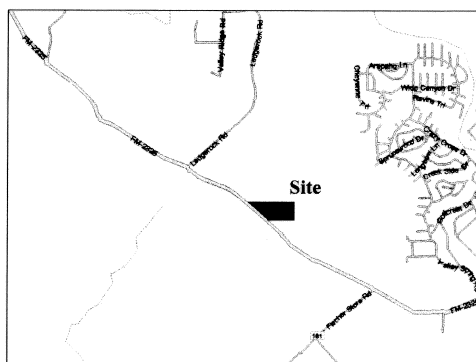
WITNESS MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF June, A.D. 2002.

Jim Powers
COUNTY JUDGE, JIM POWERS
HAYS COUNTY, TEXAS



ATTEST: Lee Carlisle
COUNTY CLERK, LEE CARLISLE
HAYS COUNTY, TEXAS

Vicinity Map Not to Scale



Correct: _____		PLAT - SHOWING	
WILLIAM J. KOLODZIE		Simon Estates Unit Two	
R.P.S. 1462		Lot 1	
		Hays County, Texas	
DESIGN	WILLIAM J. KOLODZIE SURVEYING CO. 197 East Mill Street New Braunfels, Texas 78130-5045 (830) 625-6484 FAX (830) 620-6484	4-1-02	DATE
BNW		Sub.	DISK NO.
DRAWN		SHEET	OF
CHECKED			

ABS 256 JOHN INGRAM
 SURVEY 32.178 AC

Land HS	:	\$0
Land NHS	:	\$0
Imp HS	:	\$0
Imp NHS	:	\$0
Ag Mkt	:	\$91,040
Ag Use	:	\$1,620
HS Cap Adj	:	\$0
Assessed	:	\$1,620

5330 FM 2325
 WIMBERLEY, TX 78676

This Document Is To Certify That After A Careful Check Of The Tax Records Of This Office, The Following Current Or Delinquent Taxes, Penalties, And Interest Are Due On The Property For The Taxing Entities Described Above:

Entity	Year	Statement	Exemptions	Tax	Discount	P&I	Atty Fee	TOTAL
EWI	2001	50643		0.00	0.00	0.00	0.00	0.00
FWI	2001	50643		0.00	0.00	0.00	0.00	0.00
GHA	2001	50643		0.00	0.00	0.00	0.00	0.00
RSP	2001	50643		0.00	0.00	0.00	0.00	0.00
SWI	2001	50643		0.00	0.00	0.00	0.00	0.00

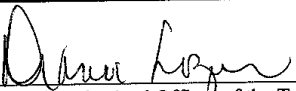
Total for current bills if paid by 05/31/2002 : \$0.00

Total due on all bills 05/31/2002 : \$0.00

2001 taxes paid for entity EWI \$0.49
 2001 taxes paid for entity FWI \$0.49
 2001 taxes paid for entity GHA \$6.00
 2001 taxes paid for entity RSP \$1.23
 2001 taxes paid for entity SWI \$27.54

If Applicable, The Above Described Property Is Receiving Special Valuation Based On Its Use. Additional Rollback Taxes Which May Become Due Based On The Provisions Of The The Special Valuation Are Not Indicated In This Document.

This Certificate Does Not Clear Abuse Of Granted Exemptions As Defined In Section 11.43, Paragraph (1) Of The Texas Property Tax Code.


 Signature of Authorized Officer of the Tax Office

Date of Issue : 05/09/2002
 Requestor : Other
 Ref. Number :
 Fee Paid : \$10.00
 Payer : Kolodzie Surveyor

Issue Date : 05/09/2002

TAX CERTIFICATE

Doc Bk Vol Pg
02015353 OPR 2009 866
Certificate # 2779

Hays County Tax Office

Courthouse Annex, 102 Lbj Dr
San Marcos, Texas 78666-5961
(512) 393-5545

This certificate includes tax years up to 2001

Entities to which this certificate applies :

GHA - HAYS COUNTY
EWI - WIMBERLEY, HAYS COUNTY EM
FWI - WIMBERLEY RURAL FIRE DIST
RSP - SPECIAL ROAD DISTRICT
SWI - WIMBERLEY I.S.D.

Property Information

Property ID : R85410

Cross Ref : 10-0256-0046-00006-8

Value Information

Land HS : \$3,440
Land NHS : \$0
Imp HS : \$15,940
Imp NHS : \$0
Ag Mkt : \$27,680
Ag Use : \$400
HS Cap Adj : \$0
Assessed : \$19,780

A0256 JOHN INGRAM
SURVEY, ACRES 9.042

Owner Information

Owner ID : 9125544

SIMON HAROLD E
5330 FM 2325
WIMBERLEY, TX 78676

This Document Is To Certify That After A Careful Check Of The Tax Records Of This Office, The Following Current Or Delinquent Taxes, Penalties, And Interest Are Due On The Property For The Taxing Entities Described Above:

Entity	Year	Statement	Exemptions	Tax	Discount	P&I	Atty Fee	TOTAL
EWI	2001	50644		0.00	0.00	0.00	0.00	0.00
FWI	2001	50644		0.00	0.00	0.00	0.00	0.00
GHA	2001	50644		0.00	0.00	0.00	0.00	0.00
RSP	2001	50644		0.00	0.00	0.00	0.00	0.00
SWI	2001	50644		0.00	0.00	0.00	0.00	0.00

Total for current bills if paid by 05/31/2002 : \$0.00

Total due on all bills 05/31/2002 : \$0.00

2001 taxes paid for entity EWI \$5.93
2001 taxes paid for entity FWI \$5.93
2001 taxes paid for entity GHA \$73.22
2001 taxes paid for entity RSP \$15.01
2001 taxes paid for entity SWI \$336.26

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jun 06, 2002 at 11:38A

Document Number: 02015353

Amount 56.00

Lee Carlisle
County Clerk

If Applicable, The Above Described Property Is Receiving Special Valuation Based On Its Use. Additional Rollbacks, Taxes Which May Become Due Based On The Provisions Of The The Special Valuation Are Not Indicated In This Document.

By Terry Kileen, Deputy
Hays County

This Certificate Does Not Clear Abuse Of Granted Exemptions As Defined In Section 11.43, Paragraph (i) Of The Texas Property Tax Code.

Signature of Authorized Officer of the Tax Office

Date of Issue : 05/09/2002
Requestor : Other
Ref. Number :
Fee Paid : \$10.00
Payer : Kolodzie Surveyor