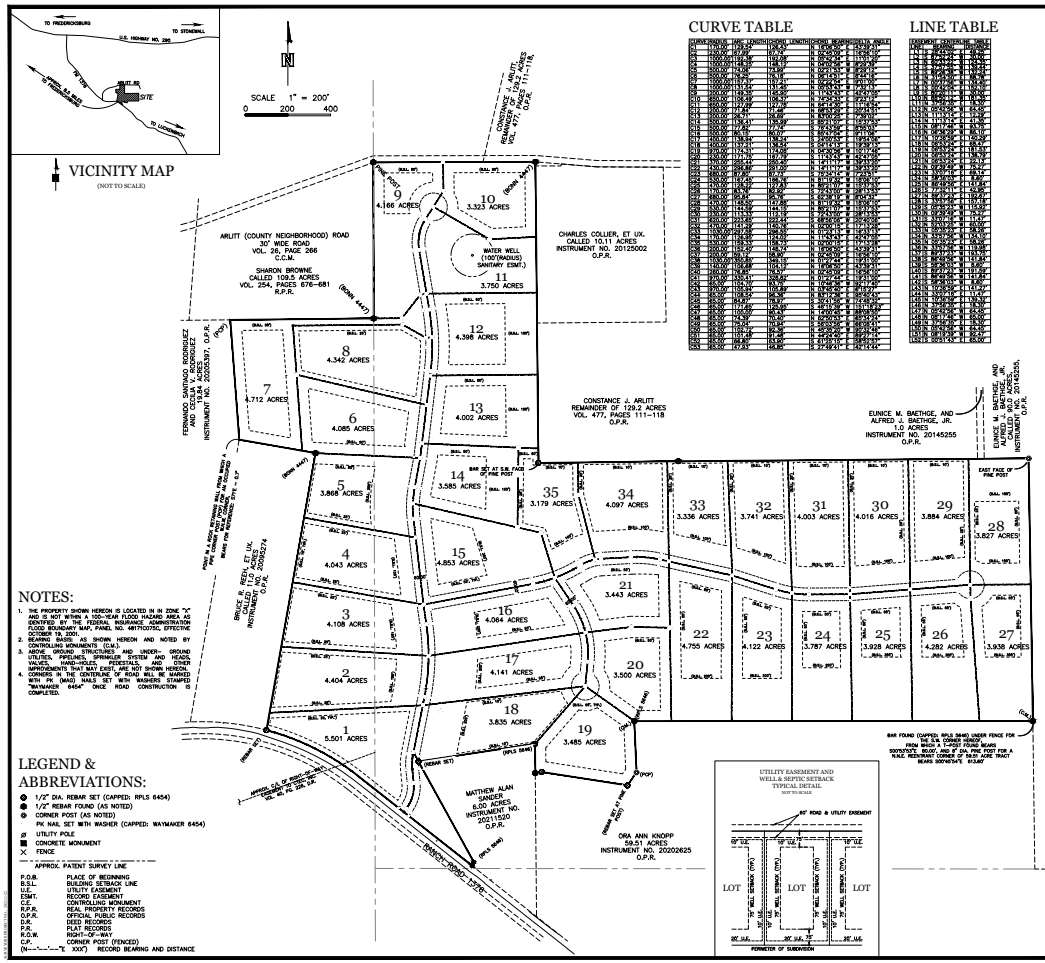

PLAT NOTES

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO THE WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.

GILLESPIE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS GILLESPIE COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION. GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

ZULOUS DEVELOPMENT GROUP, LP., BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GILLESPIE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION UNTIL AND UNLESS **ZULOUS DEVELOPMENT GROUP, LP.** AND/OR THE PROPERTY OWNERS IN THE SUBDIVISION HAVE IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY THE GILLESPIE COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COMMISSIONERS COURT OF GILLESPIE COUNTY, TEXAS. THE DECISION TO ACCEPT THE ROADS FOR MAINTENANCE BY GILLESPIE COUNTY AS A PUBLIC ROAD **ZULOUS DEVELOPMENT GROUP, LP.** AND ALL FUTURE OWNERS OF PROPERTY WITHIN THE SUBDIVISION SHALL LOOK SOLELY TO THE OWNER, THE PROPERTY OWNERS IN THE SUBDIVISION, AND/OR THE HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS SHOWN ON THIS SUBDIVISION PLAT.

UTILITY EASEMENT: THE OWNERS HEREBY DEDICATE A PERPETUAL UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE, OR UNDERGROUND, ALONG THE FRONT, REAR AND SIDES OF EACH LOT AND ALONG THE INTERIOR OR EXTERIOR OF ALL BOUNDARIES ALONG THEN BOUNDARIES OF ALL STREETS WHEN THE LOTS AND/OR TRACTS EXTEND TO THE CENTERLINE OF SAID STREET, TWENTY (20) FEET ALONG THE ENTIRE PERIMETER OF THIS SUBDIVISION, AND WITHIN ALL STREETS AND ALLEYS. THE DEDICATION OF THIS EASEMENT INCLUDES THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE MAINTAIN, RELOCATE, AND REPLACE UTILITY LINES AND INSTALLATIONS. THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID UTILITY EASEMENT, AND THE RIGHT TO CLEAR, CUT, AND TRIM TREES, SHRUBBERY, UNDERGROWTH, AND OBSTRUCTIONS THAT MAY INTERFERE WITH THE OPERATION OF UTILITY LINES AND INSTALLATIONS. THE LANDOWNERS SHALL BE RESPONSIBLE FOR THE REMOVAL OF LIMBS, DEBRIS, BRANCHES, OR BRUSH CUT WHILE CLEARING THE EASEMENT FOR CONSTRUCTION OR MAINTENANCE. NOTHING THAT DAMAGE OR INTERFERES WITH INSTALLATION AND MAINTENANCE OF UTILITIES SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THIS EASEMENT. THE EASEMENT SHALL BE MAINTAINED BY THE LANDOWNERS.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

WE HEREBY CERTIFY, THAT WE ARE THE OWNER OF THE LAND SHOWN ON THIS PLAT, THAT WE HEREBY ADOPT THIS PLAT OF **THE ESTATES AT LUCKENBACH** AND WITH OUR FREE CONSENT DEDICATE TO THE PUBLIC FOREVER ALL PREVIOUSLY DEDICATED ROAD AND ACCESS RIGHT-OF-WAYS, EASEMENTS SHOWN OR DESCRIBED HEREON, FOR THE PURPOSES STATED HEREON.

REPRESENTATIVE'S FIRST AND LAST NAME: _____ TITLE: _____

REPRESENTATIVE'S SIGNATURE: _____

DATE SIGNED: _____ DAY OF _____, 2022.

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

AND _____, KNOWN TO ME TO BE THE PERSON(S) NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE _____ DAY OF _____, 2022.

_____ _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: _____

PRELIMINARY
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW PURPOSES ONLY AND SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
SURVEYED: 12/17/2021
ISSUED: 12/17/2021
UPDATED: 1/6/2022
UPDATED: 2/4/2022

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND COMPLETED ON DECEMBER 28, 2021.

_____ _____
DATE CODY J. MURIOK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454

WAYMAKER
SURVEYORS OF LAND

CERTIFICATION OF FINAL PLAT APPROVAL

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

THE ATTACHED PLAT, HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF GILLESPIE COUNTY, TEXAS, AND DULY CONSIDERED BY SAID COURT AND FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS, AND WAS APPROVED FOR FILING IN THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS. TO CERTIFY WHICH THE UNDERSIGNED, AS COUNTY JUDGE OF GILLESPIE COUNTY, TEXAS, HEREBY AFFIXES HIS HAND, ATTESTED BY THE SEAL OF THE COUNTY CLERK OF GILLESPIE COUNTY, TEXAS.

THIS THE _____ DAY OF _____, 2022.

ATTEST: _____
COUNTY JUDGE, GILLESPIE COUNTY, TEXAS COUNTY CLERK, GILLESPIE COUNTY, TEXAS

OWNER
ZULOUS DEVELOPMENT GROUP, LP.
PO BOX 3101
FREDERICKSBURG, TX. 78624

ENGINEER
CORNETT ENGINEERING
1174 FUHR KINDER
FREDERICKSBURG, TX. 78624
830.997.8418
TBPELS FIRM NO. 13850

SURVEYOR
WAYMAKER FIELD SERVICES, LLC.
543 LONGHORN ST.
FREDERICKSBURG, TX. 78624
830.997.3994
TBPELS FIRM NO. 10194626

THE VIEWS

A SUBDIVISION OUT 140.50 ACRES OUT OF THE FRANCISCO DE LEON SURVEY NO. 24, ABSTRACT NO. 389 AND THE J.D. WATKINS SURVEY NO. 26, ABSTRACT NO. 720, GILLESPIE COUNTY, TEXAS, FOUND OF RECORD IN INSTRUMENT NO. 20219035 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.