

S. 85° 30' W. 557.5

S. 85° 11' 110.4
S. 85° 12' 87.1

S. 85° 32' 225.0
S. 79° 146.0
S. 86° 49.0

N. 82° 42.7

W-R RANCH
100.0 Acres

IRON JAW
11

6.6 Acres
Common Areas
Air Strip and
Road

N. 61° 52' E. 75.0

Parking Area
S. 28° 8' E.

S. 61° 52' W.
S. 28° 8' E.

CAVE

N. 61° 52' E. 200.0

N. 28° 08' W. 200.0

S. 61° 52' W. 200.0

S. 19° 02' W. 694.9
N. 28° 08' W. 623.9

EAST 1/2 OF
SURVEY NO. 1515
H.P. HYDE
ABSTRACT NO. 1794

TALL TREE RANCH
100.5 Acres

BLACK HORSE RANCH
104.6 Acres

S. 34° E. 10.3
S. 41° E. 41.5
S. 86° 1' E. 397.4

S. 77° 53' W. 1431.8

E. 0° 33' E. 1913.7

S. 15° 38' W. 844.9

S. 62° 0' W. 950.0

N. 89° 35' E. 1250.0

N. 89° 35' E. 3420.0

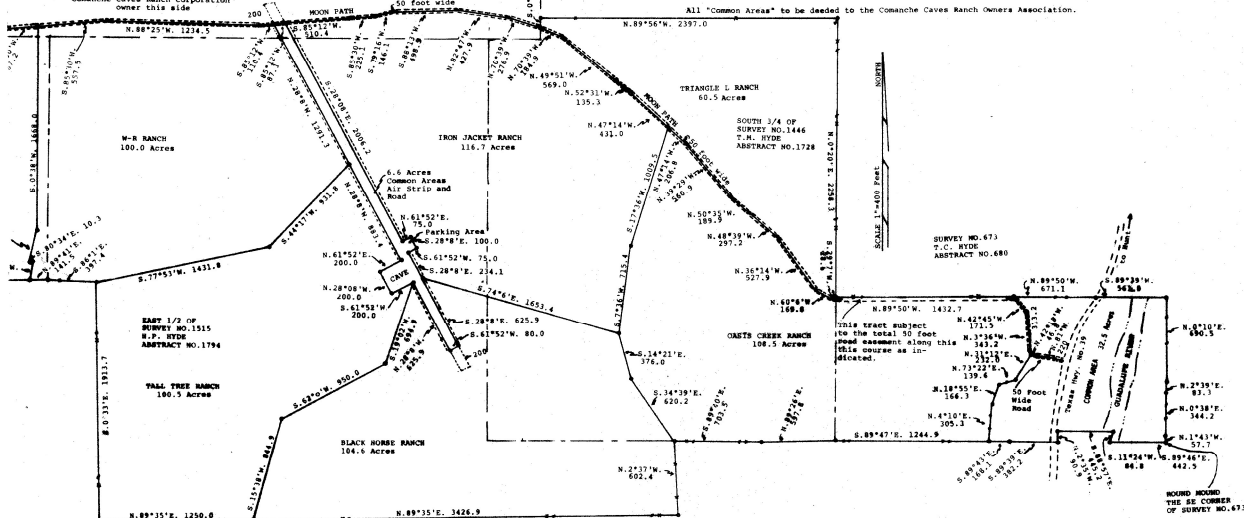
I, Louis Dominguez, Registered Professional Engineer No. 1633, Registered Public Surveyor No. 222, a Licensed State Land Surveyor and County Surveyor of Kerr County, Texas, and Charles B. Dominguez, Registered Public Surveyor No. 1713, do certify that we made the survey represented by the plat on which this is inscribed, on the ground. We certify that we set an iron stake at each corner and on each ranch line at intersection with road easement line.

Louis Dominguez
Louis Dominguez
Registered Professional Engineer No. 1633
Registered Public Surveyor No. 222
P.O. Box 70, Kerrville, Texas 78628
Telephone 257-7074 or 257-6671

Charles B. Dominguez
Charles B. Dominguez
Registered Public Surveyor No. 1713
Residence Telephone 856-1888



SURVEY NO. 1445
C & W R
ABSTRACT NO. 735



THE STATE OF Texas
COUNTY OF Kerr: Know all men by these presents, that I, Ford F. Lackey, hereby adopt the plat on which this is inscribed, as a subdivision of Kerr County, Texas, to be known as COMANCHE CAVES RANCH UNIT I.
In witness whereof, I have affixed my hand at Kerrville, this 27 day of January, A.D. 1980.

Ford F. Lackey
Ford F. Lackey

THE STATE OF Texas
COUNTY OF Kerr: Before me, the undersigned authority, a Notary Public, in and for said County, State of Texas, on this day personally appeared Ford F. Lackey 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 expressed.
Given under my hand and seal of office this 27 day of January, A.D. 1980.

Notary Public
Notary Public, Kerr County, Texas

THE STATE OF Texas: Know all men by these presents, that I, Charles H. Duncan Jr., acting by and through his agent and attorney-in-fact, John H. Duncan, hereby adopt the plat on which this is inscribed, as a subdivision of Kerr County, Texas to be known as COMANCHE CAVES RANCH UNIT I.
In witness whereof, I have affixed my hand at Kerrville, Texas, this 27 day of January, A.D. 1980.

John H. Duncan
Charles H. Duncan Jr.
by John H. Duncan, agent and attorney-in-fact

THE STATE OF Texas: Before me, the undersigned authority, a Notary Public, in and for said County, State of Texas, on this day personally appeared John H. Duncan 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 expressed, and in the capacity therein stated.
Given under my hand and seal of office this 27 day of January, A.D. 1980.

Notary Public
Notary Public, Kerr County, Texas

EASEMENTS AND NOTES
An easement is retained and provided for all utilities, 10 feet wide on each side of every interior ranch line and 20 feet wide along the back line of all ranches. Additional easement adjacent to each roadway of whatever width may be necessary, but in any event, not greater than 25 feet, is provided for utilities, so that such utility lines may be run across the front of any or all ranches with a minimum of angles in such utility lines as the utility agencies may require. All roads are 50 feet wide. All ranches go to the center of all roads, except as indicated on 188.5 acre tract, and are subject to an easement for such road, 25 feet wide across the front of the ranch indicated. A roadway is provided down Air Strip for ranch access.
An easement is retained and provided, 20 feet wide, lying adjacent to the East and West sides of the 80 feet wide section of the runway and extending East and West from said line, another easement is retained and provided, 200 feet long and 80 feet wide, lying adjacent to and extending 200 feet South from the South line and North line of said runway; both such easements to be for use of ingress and egress to air strip and road.
All "Common Areas" to be deeded to the Comanche Caves Ranch Owners Association.

Approved by the Commissioner's Court of Kerr County, Texas, on the 11th day of February, A.D. 1980, by Order No. 13955 of said Court, and was filed for record on the 12th day of February, A.D. 1980, at 11:08 o'clock A.M. and recorded on the 17th day of February, A.D. 1980, at 11:05 A.M. in Volume 4 at Pages 195 & 196 of the Plat Records of Kerr County, Texas.

Notary Public
Notary Public, Kerr County, Texas

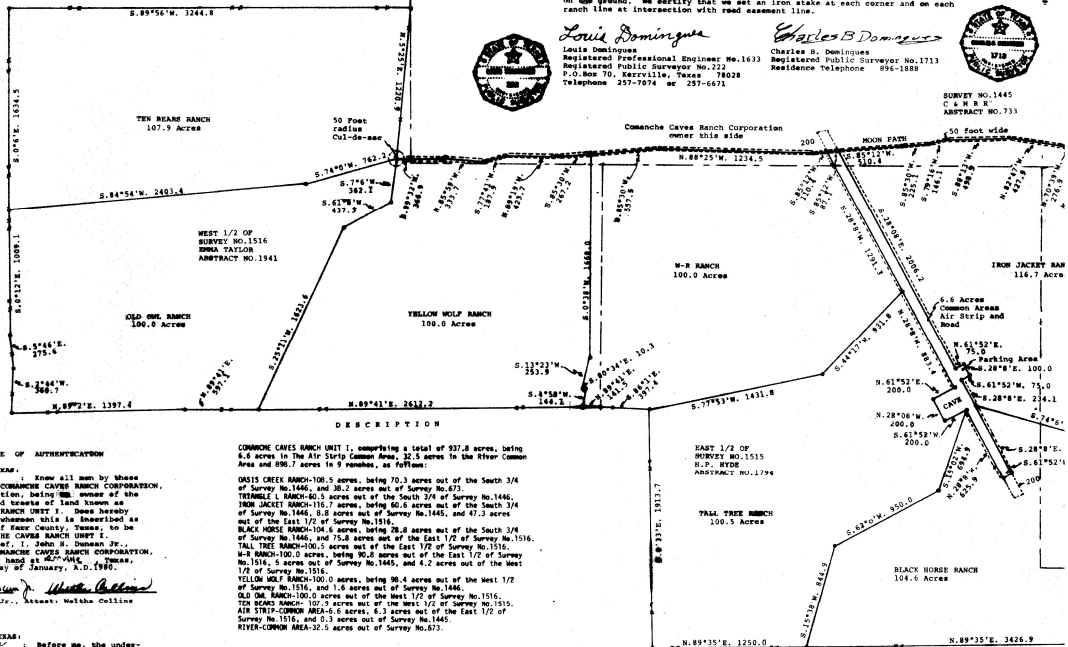
PLAT OF
COMANCHE CAVES RANCH UNIT I
937.8 ACRES
KERR COUNTY, TEXAS
SCALE 1" = 400 FEET
JANUARY 27, 1980



I, Louis Dominguez, Registered Professional Engineer No. 1633, Registered Public Surveyor No. 222, a Licensed State Land Surveyor and County Surveyor of Kerr County, Texas, and Charles B. Dominguez, Registered Public Surveyor No. 1711, do hereby certify that we made the survey represented by the plat on which this is described, on the ground. We certify that we set an iron stake at each corner and on each ranch line at intersection with road easement line.

Louis Dominguez
Registered Professional Engineer No. 1633
Registered Public Surveyor No. 222
P.O. Box 70, Kerrville, Texas 78028
Telephone 257-7074 or 257-6671

Charles B. Dominguez
Registered Public Surveyor No. 1711
Residence Telephone 896-1888



CERTIFICATE OF AUTHENTICATION

THE STATE OF TEXAS: Know all men by these presents, that COMANCHE CAVES RANCH CORPORATION, a Texas corporation, being the owner of the herein described tracts of land known as COMANCHE CAVES RANCH UNIT I, does hereby adopt the plat wherein this is inscribed as a subdivision of Kerr County, Texas, to be known as COMANCHE CAVES RANCH UNIT I. In witness hereof, I, John H. Dunham Jr., President of COMANCHE CAVES RANCH CORPORATION, have affixed my hand at Kerrville, Texas, this 27th day of January, A.D. 1980.

John H. Dunham Jr.
John H. Dunham Jr., President
Attest: Martha Collins
President

THE STATE OF TEXAS: Know all men by these presents, that I, John H. Dunham Jr., hereby adopt the plat on which this is inscribed, as a subdivision of Kerr County, Texas, to be known as COMANCHE CAVES RANCH UNIT I. In witness whereof, I have affixed my hand at Kerrville, Texas, this 27th day of January, A.D. 1980.

John H. Dunham Jr.
John H. Dunham

THE STATE OF TEXAS: Know all men by these presents, that I, Fred F. Lackey, hereby adopt the plat on which this is inscribed, as a subdivision of Kerr County, Texas, to be known as COMANCHE CAVES RANCH UNIT I. In witness whereof, I have affixed my hand at Kerrville, Texas, this 27th day of January, A.D. 1980.

Fred F. Lackey
Fred F. Lackey

THE STATE OF TEXAS: Know all men by these presents, that I, Charles B. Dominguez, hereby adopt the plat on which this is inscribed, as a subdivision of Kerr County, Texas, to be known as COMANCHE CAVES RANCH UNIT I. In witness whereof, I have affixed my hand at Kerrville, Texas, this 27th day of January, A.D. 1980.

Charles B. Dominguez
Charles B. Dominguez

Notary Public, *Kerr* County, Texas



THE STATE OF TEXAS: Before me, the undersigned authority, a Notary Public, in and for said County, State of Texas, on this day personally appeared John H. Dunham Jr., 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 expressed. Given under my hand and seal of office this 27th day of January, A.D. 1980.

Notary Public
Notary Public, *Kerr* County, Texas



THE STATE OF TEXAS: Before me, the undersigned authority, a Notary Public, in and for said County, State of Texas, on this day personally appeared Fred F. Lackey, 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 expressed. Given under my hand and seal of office this 27th day of January, A.D. 1980.

Notary Public
Notary Public, *Kerr* County, Texas



THE STATE OF TEXAS: Before me, the undersigned authority, a Notary Public, in and for said County, State of Texas, on this day personally appeared Charles B. Dominguez, 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 expressed. Given under my hand and seal of office this 27th day of January, A.D. 1980.

Notary Public
Notary Public, *Kerr* County, Texas

Notary Public