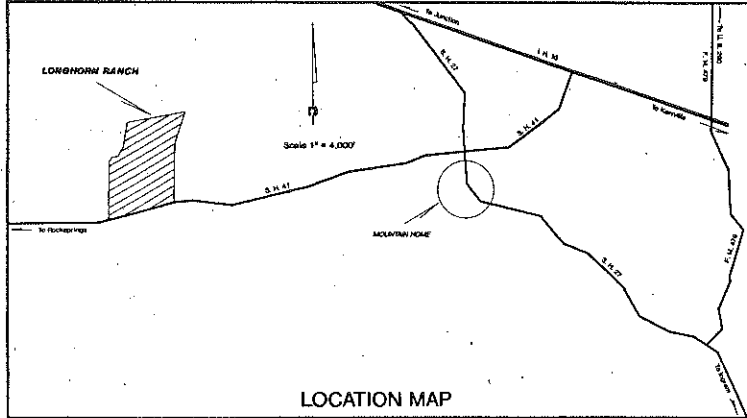


LONGHORN RANCH

A SUBDIVISION OF 649.75 ACRES OF LAND, MORE OR LESS, OUT OF VARIOUS ORIGINAL PATENT SURVEYS AS SHOWN HEREON, IN KERR COUNTY, TEXAS



LOCATION MAP

PATENT SURVEY ACRES

SURVEY NO.	NAME	ABSTRACT NO.	ACRES
1122	W. W. SPROWL	1451	158.56
1949	J. E. LUCKETT	1914	8.17
1544	W. W. SPROWL	1689	483.02

NOTES

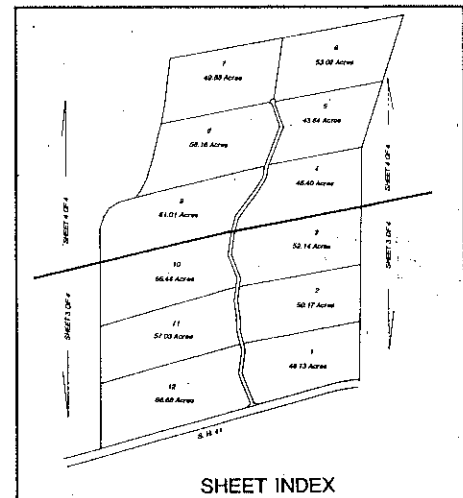
1. ALL LOT/TRACT CORNERS ARE MARKED WITH IRON STAKES OR CONCRETE RIGHT-OF-WAY MARKERS.
2. ALL ROADS HAVE A SIXTY (60) FOOT RIGHT-OF-WAY. ALL CHL-DE-SACS HAVE A FIFTY (50) FOOT RADIUS.
3. ALL WELLS WILL BE LOCATED A MINIMUM OF ONE HUNDRED FIFTY (150) FEET FROM ANY LOT/TRACT LINE OR EXISTING OR PROPOSED ON-SITE WASTE DISPOSAL SYSTEM.
4. NONE OF THE TRACTS IN THIS SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.

UTILITY EASEMENT

GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., A CORPORATION WHOSE POST OFFICE ADDRESS IN FREDERICKSBURG, TEXAS AND ITS SUCCESSORS OR ASSIGNS AN EASEMENT AS FOLLOWS: CHANCORS HEREBY RETAIN FEUDAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THEREON, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE HIGH, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREET, ALLEYS, BOULEVARDS, LANES, AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OTHER BOUNDARIES OF ALL STREETS, BOULEVARDS, LANES, DRIVES AND ROADS, WHERE PROPERTY LINES OF INDIVIDUAL LOTS AND/OR TRACTS ARE DEEDED TO THE CENTER LINE OF SAID AVENUES AND TWENTY FEET (20') ALONG THE ENTIRE PERIMETER BOUNDARY OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM, THE EASEMENT RIGHTS HEREIN RESERVED - INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE RIGHT TO ENTER TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATION. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, BRANCHES, OR SNAPS THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

SPECIAL NOTATION

IT IS SPECIFICALLY UNDERSTOOD THAT THESE ARE PRIVATE STREETS AND PRIOR TO ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY KERR COUNTY, THAT SUCH STREETS MUST BE IMPROVED TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KERR COUNTY, TEXAS, AT THE TIME OF SUCH SUBMISSION FOR ACCEPTANCE AND THAT THE COST OF SUCH IMPROVEMENTS TO THE STREETS WILL BE THE SOLE RESPONSIBILITY OF THE THEN OWNERS OF THE TRACTS IN THE SUBDIVISION.



SHEET INDEX

DECEMBER, 1990

I HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON MEETS WITH THE APPROVAL OF THE POST OFFICE REGARDING STREET NAMES.

Barry G. Williams 12-14-1990
DIRECTOR

I HEREBY CERTIFY THAT THIS SUBDIVISION, LONGHORN RANCH, MEETS WITH THE APPROVAL OF KERR COUNTY TELEPHONE CO-OP REGARDING UTILITIES.

James M. Givens 12-14-1990
KERR COUNTY TELEPHONE CO-OP
ENGINEER OR MANAGER

I HEREBY CERTIFY THAT THIS SUBDIVISION, LONGHORN RANCH, MEETS WITH THE APPROVAL OF CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. REGARDING UTILITIES.

James E. Lee 12/14/90
CENTRAL TEXAS ELEC. CO-OP, INC.

A PERMIT TO CONSTRUCT IS NOT REQUIRED FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM OF A SINGLE RESIDENCE THAT IS LOCATED ON A LAND TRACT THAT IS 20 ACRES OR LARGER IN WHICH THE FIELD LINE OF A SEWAGE DISPOSAL SYSTEM IS NOT CLOSER THAN 150 FEET OF THE PROPERTY LINE. EFFLUENT FROM THE ON-SITE SEWAGE DISPOSAL SYSTEM ON A SINGLE RESIDENCE MUST BE KEPT WITHIN THE SPECIFIED LIMITS. A NUISANCE MAY NOT BE CREATED, AND THE SUBDIVISION MAY NOT BE POLLUTED.

James E. Lee 1-14-91
DIRECTOR, DAVID LITTE
KERR COUNTY ENVIRONMENTAL HEALTH DEPT.

STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, EXCEPT NO SURVEY WAS MADE TO REESTABLISH PATENT SURVEY LINES OR CORNERS; AND THAT ALL PROPERTY CORNERS ARE AS SHOWN.

DATED THIS 14th DAY OF December, 1990.

Barry G. Williams
BARRY G. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1537



****SPECIAL NOTATION****

IT IS SPECIFICALLY UNDERSTOOD THAT THESE ARE PRIVATE STREETS AND PRIOR TO ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY KERR COUNTY, THAT SUCH STREETS MUST BE IMPROVED TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KERR COUNTY, TEXAS, AT THE TIME OF SUCH SUBMISSION FOR ACCEPTANCE AND THAT THE COST OF SUCH IMPROVEMENTS TO THE STREETS WILL BE THE SOLE RESPONSIBILITY OF THE TRACT OWNERS OF THE TRACTS IN THE SUBDIVISION.

PRIVATE ROAD EASEMENTS

THE STREETS AND RIGHTS-OF-WAY THEREON ARE PRIVATE STREETS AND EASEMENTS, AND ACCORDINGLY, HIGHPOINTS AT RIVERWELL CORP., THE OWNER OF THE LAND SHOWN ON THIS PLAT AND MOORE NAME IS SUBMITTED HERETO EXPRESSLY RESERVES AND RETAINS UNTO ALL CURRENT AND SUBSEQUENT OWNERS OF TRACTS OF THE SUBDIVISION, A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSES OF TRUCKS AND BUSES OVER, ACROSS AND UPON ALL THE STREETS SHOWN ON THIS PLAT AND AS HEREIN SPECIFICALLY DESCRIBED BY METES AND BOUNDS. THE USE BY CURRENT AND SUBSEQUENT OWNERS OF THE TRACTS OF THE SUBDIVISION OF THE EASEMENTS HEREIN RESERVED SHALL BE NON-EXCLUSIVE AND IN COMMON WITH EACH OTHER AND WITH THE HIGHPOINTS AT RIVERWELL CORP., ITS SUCCESSOR AND ASSIGNS, AND ACCORDINGLY THE HIGHPOINTS AT RIVERWELL CORP. RESERVES AND RETAINS THE RIGHT TO CONVEY SIMILAR RIGHTS AND EASEMENTS TO SUCH OTHER PERSONS AS IT MAY DEEM PROPER, TO USE THE STREETS AND RIGHTS-OF-WAY THEREON AS SHOWN ON THIS PLAT AND TO DEDICATE ALL OR ANY PART OF THE SURFACE OF THE PROPERTY AFFECTED BY THIS EASEMENT TO KERR COUNTY OR TO ANY CITY FOR USE AS A PUBLIC STREET OR ROAD. IT IS SPECIFICALLY UNDERSTOOD THAT PRIOR TO ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY KERR COUNTY, THAT SUCH STREETS MUST BE IMPROVED TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KERR COUNTY, TEXAS, AND THAT THE COST OF SUCH IMPROVEMENTS TO THE STREETS WILL BE THE SOLE RESPONSIBILITY OF THE TRACT OWNERS OF THE TRACTS IN THE SUBDIVISION.

David M. Cummings, Jr.
HIGHPOINTS AT RIVERWELL CORP.
DAVID M. CUMMINGS, JR., PRESIDENT

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID M. CUMMINGS, 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF December, 1990.

Barry G. Williams
NOTARY PUBLIC FOR THE STATE OF TEXAS
TERM EXPIRES 1-1-92



THE DESIGNATED COUNTY OFFICIAL OF KERR COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH HIS APPROVAL IS REQUIRED.

W. J. Stacy
DESIGNATED COUNTY OFFICIAL

THIS PLAT OF LONGHORN RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS' COURT OF KERR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS 14th DAY OF January, 1991.

W. J. Stacy
COUNTY JUDGE

BY: SECRETARY

APPROVED BY THE COMMISSIONERS COURT OF KERR COUNTY, TEXAS ON THE 14th DAY OF January, 1991 BY ORDER NO. 20045
FILED FOR RECORD ON THE 14th DAY OF January, 1991 AT 12:30 O'CLOCK P.M.

RECORDED ON THE 14th DAY OF January, 1991 AT 12:30 O'CLOCK P.M. IN VOLUME 6, PAGES 44, 45, 46, 47 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

Patricia S. Lee
PATRICIA S. LEE, KERR COUNTY CLERK

UTILITY EASEMENT

GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., A CORPORATION WHOSE POST OFFICE ADDRESS IS IN FREDERICKSBURG, TEXAS AND ITS SUCCESSORS OR ASSIGNS AN EASEMENT AS FOLLOWS: THE GRANTORS HEREBY RETAIN PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THEREON, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE SEAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREET, ALLEYS, BOULEVARDES, LANES, AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OTHER BOUNDARIES OF ALL STREETS, BOULEVARDES, LANES, DRIVES AND ROADS, WHERE PROPERTY LINES OF INDIVIDUAL LOTS AND/OR TRACTS ARE GRANTED TO THE CENTER LINE OF SAID AVENUES AND TWENTY FEET (20') ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONTRACT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN GRANTED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL RIGHTS AND PRIVILEGES NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INCLUDE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATION. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, BRANCHES, OR WHOLE TREES THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

UTILITY EASEMENT

UTILITY EASEMENTS ARE HEREBY GIVEN TEN (10) FT. IN WIDTH ALONG AND ABOUTING ALL SIDE INTERIOR LOT LINES AND REAR LOT LINES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITY POLLS, WIRES, UNDERGUTS, AND ANY APPURTENANCES THEREON THAT MAY BE REQUIRED TO PROVIDE SERVICE TO THIS SUBDIVISION. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY COMPANY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

NOTES

1. ALL LOT/TRACT CORNERS ARE MARKED WITH IRON STAKES OR CONCRETE RIDE-OF-WAY MARKERS.
2. ALL PLOTS HAVE A SIXTY (60) FOOT RIGHT-OF-WAY; ALL CUL-DE-SACS HAVE A FIFTY (50) FOOT RADIUS.
3. ALL WELLS WILL BE LOCATED A MINIMUM OF ONE HUNDRED FIFTY (150) FEET FROM ANY LOT/TRACT LINE OR EXISTING OR PROPOSED ON-SITE WASTE DISPOSAL SYSTEM.

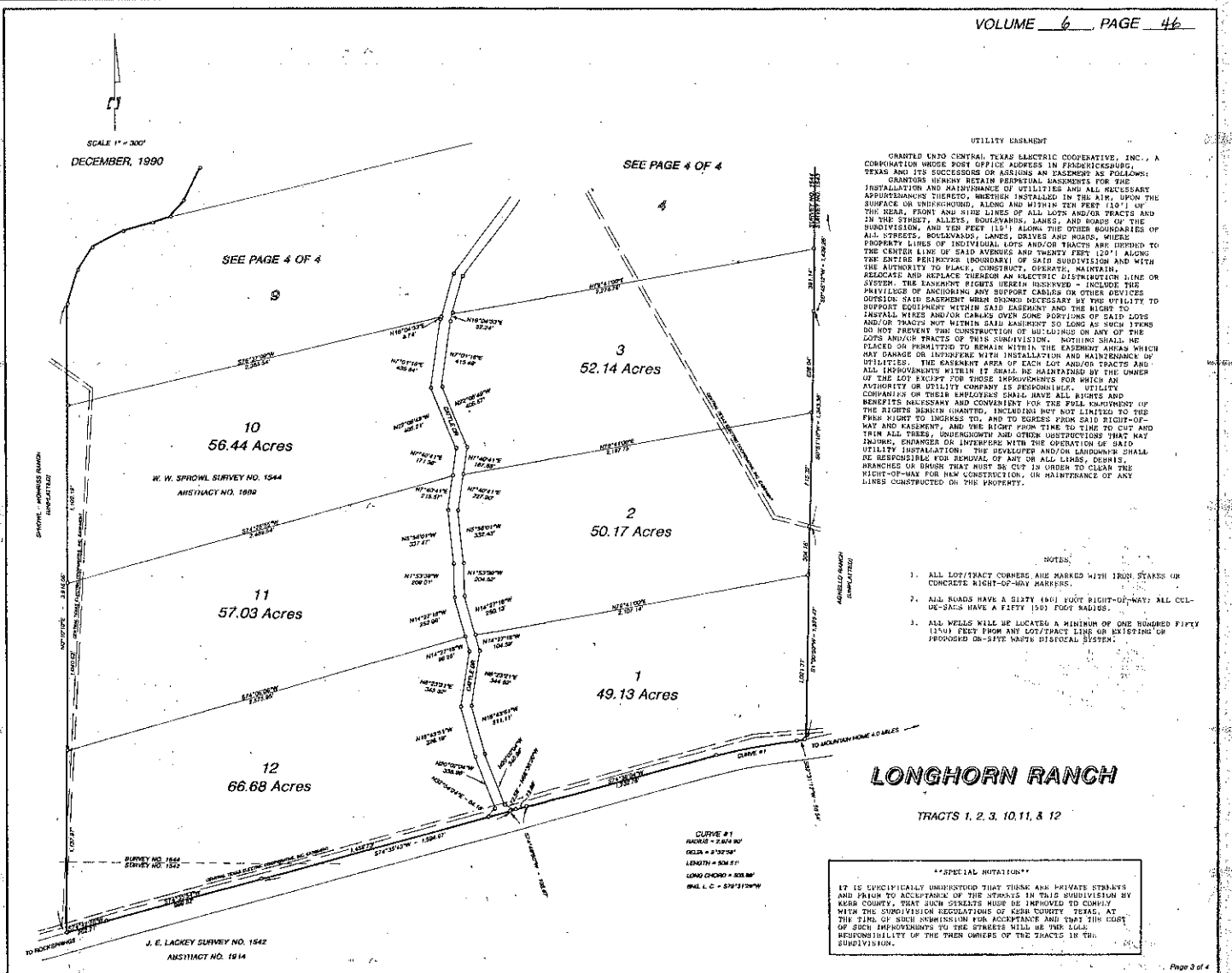
DECEMBER, 1990

LONGHORN RANCH

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