

(Tax Certificates attached)

FILE NO. 23-03772

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN THE COMFORT INDEPENDENT SCHOOL DISTRICT.
2. THE LAND PLATTED HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0525F, DATED MARCH 3, 2011.
3. EACH TRACT WILL BE SERVED BY INDIVIDUAL PRIVATE WELL AND OSSF.
4. UTILITY COMPANIES: ELECTRIC - CENTRAL TEXAS ELECTRIC CO-OP, INC. TELEPHONE - HILL COUNTRY TELEPHONE CO-OP
5. PRIOR TO CONSTRUCTION ON ANY LOT, THE OWNER OF SAID LOT SHALL CONTACT THE KERR COUNTY OSSF DESIGNATED REPRESENTATIVE. ALL LOTS IN THIS SUBDIVISION ARE REQUIRED TO COMPLY WITH ALL CURRENT AND FUTURE OSSF REGULATIONS ADOPTED BY KERR COUNTY. INDIVIDUAL OSSF SYSTEMS SELECTION MUST BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC 285 OSSF RULES.
6. ALL WATER WELLS AND RELATED WATER FACILITIES DESCRIBED IN THIS PLAT, OR TO BE CONSTRUCTED, USED AND OPERATED IN THE SUBDIVISION DESCRIBED IN THIS PLAT, SHALL BE IN COMPLIANCE WITH THE ACTIVE RULES AND REGULATIONS OF THE HEADWATERS GROUNDWATER CONSERVATION DISTRICT.
7. "GULANSHAH ROAD" WAS NAMED AT A PUBLIC HEARING AT THE SEPTEMBER 26, 2022 MEETING OF THE KERR COUNTY COMMISSIONERS COURT BY COURT ORDER NO. 39573.
8. KERR COUNTY, TEXAS EXPRESSLY DOES NOT CERTIFY THAT COMPLIANCE WITH THE WATER AVAILABILITY REQUIREMENTS IN THE ACTIVE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR KERR COUNTY, TEXAS WILL ENSURE THAT ADEQUATE AND SUFFICIENT GROUNDWATER OR SURFACE WATER IS AVAILABLE TO SERVICE THE SUBDIVISION OR ANY LOT OR DIVIDED SPACE THEREIN.
9. SHOULD ANY COMPONENT OF THE DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY EXCEED THE MINIMUM REQUIREMENTS OF AN APPLICABLE FEDERAL, STATE, COUNTY AND/OR OTHER LAW OR REGULATION, THE OWNER, DEVELOPER AND/OR SUBDIVIDER HEREBY CERTIFIES AND CONFIRMS THAT SAID COMPONENT HAS BEEN INCLUDED IN THE PLAN WITH THE FULL KNOWLEDGE, CONSENT AND APPROVAL OF SAID OWNER, DEVELOPER AND/OR SUBDIVIDER IN THE INTEREST OF THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.
10. SUBDIVISION DESIGN, LAYOUT AND CONSTRUCTION SHALL BE DONE TO MINIMIZE ANY ADVERSE IMPACT TO PRIVATE PROPERTY, PUBLIC PROPERTY, ALL EASEMENTS AND ALL PUBLIC OR PRIVATE RIGHT-OF-WAYS EITHER WITHIN OR OUTSIDE THE PROPOSED SUBDIVISION. PROVISIONS MUST BE MADE TO ASSURE THAT NO ADVERSE IMPACT IS MADE TO THE EXISTING DRAINAGE SYSTEMS WITHIN PUBLIC RIGHT-OF-WAYS. ALL DRAINAGE DESIGN, LAYOUT AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LAWS OF THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA.

BUILDING SET-BACKS:
FRONT LOT LINE = FIFTY (50) FT.

EXCEPTIONS FROM TITLE COMMITMENT FOR LOT 3:
(GF No. MSC230014F ISSUED MARCH 22, 2023)

- ITEM 10.b. = EASEMENT TO CENTRAL TEXAS ELECTRIC CO-OPERATIVE, INC.; JULY 10, 1980; VOLUME 12 PAGE 422, EASEMENT RECORDS ["BLANKET" EASEMENT]
- ITEM 10.c. = EASEMENT TO CENTRAL TEXAS ELECTRIC CO-OPERATIVE, INC.; FEBRUARY 22, 1982; VOLUME 13 PAGE 491, REAL PROPERTY RECORDS ["BLANKET" EASEMENT]
- ITEM 10.d. = EASEMENT TO HILL COUNTRY TELEPHONE CO-OPERATIVE, INC.; JANUARY 27, 1999; VOLUME 1004 PAGE 772, REAL PROPERTY RECORDS ["BLANKET" EASEMENT]
- ITEM 10.e. = EASEMENT TO HILL COUNTRY TELEPHONE CO-OPERATIVE, INC.; NOVEMBER 30, 2005; VOLUME 1509 PAGE 326, REAL PROPERTY RECORDS ["BLANKET" EASEMENT]
- ITEM 10.f. = ROAD MAINTENANCE AGREEMENT FOR PART OF GULANSHAH ROAD; FILE NO. 14-01935, OFFICIAL PUBLIC RECORDS [ROAD PROVIDES ACCESS HERETO]
- ITEM 10.g. = EASEMENT TO CENTRAL TEXAS ELECTRIC CO-OPERATIVE, INC.; JUNE 20, 2017; FILE NO. 17-05421, OFFICIAL PUBLIC RECORDS ["BLANKET" EASEMENT]
- ITEM 10.h. = EASEMENT TO CENTRAL TEXAS ELECTRIC CO-OPERATIVE, INC.; MARCH 6, 1963; VOLUME 3 PAGE 354, EASEMENT RECORDS ["BLANKET" EASEMENT]
- ITEM 10.i. = EASEMENT TO CENTRAL TEXAS ELECTRIC CO-OPERATIVE, INC.; MARCH 24, 1969; VOLUME 6 PAGE 102, EASEMENT RECORDS ["BLANKET" EASEMENT]
- ITEM 10.j. = EASEMENT TO HILL COUNTRY TELEPHONE CO-OPERATIVE, INC.; FEBRUARY 22, 1982; VOLUME 13 PAGE 746, EASEMENT RECORDS ["BLANKET" EASEMENT]

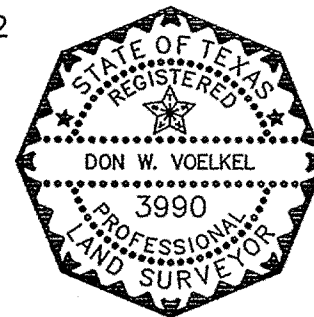
It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the or upon the surface or under-ground, along and within ten feet (10') of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes, and roads of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right-of-way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. 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.

I certify the following on behalf of the subdivision Owner, Developer and Subdivider: (1) this subdivision plat represents a true and accurate survey made on the ground under my direction and supervision of the real property made the basis of this plat; (2) all required survey monuments are correctly shown on this plat; (3) all easements and right-of-ways listed in the owner's deed are shown on this plat according to the documents of record or apparent circumstances observed on the land; (4) the perimeter calls are tied to a corner of the original patent survey; (5) this plat complies with all surveying and plat drafting requirements described in the active Subdivision and Manufactured Home Rental Community Regulations for Kerr County, Texas; and (6) all surveying representations on this plat are true, correct and in compliance with the current standards of registered professional land surveying practice in the State of Texas.

Date surveyed: January 27, 2022; June 21, 2022
January 4, 2023

Dated this 4th day of May, 2023

Don W. Voelkel
Don W. Voelkel
Registered Professional Land Surveyor No. 3990



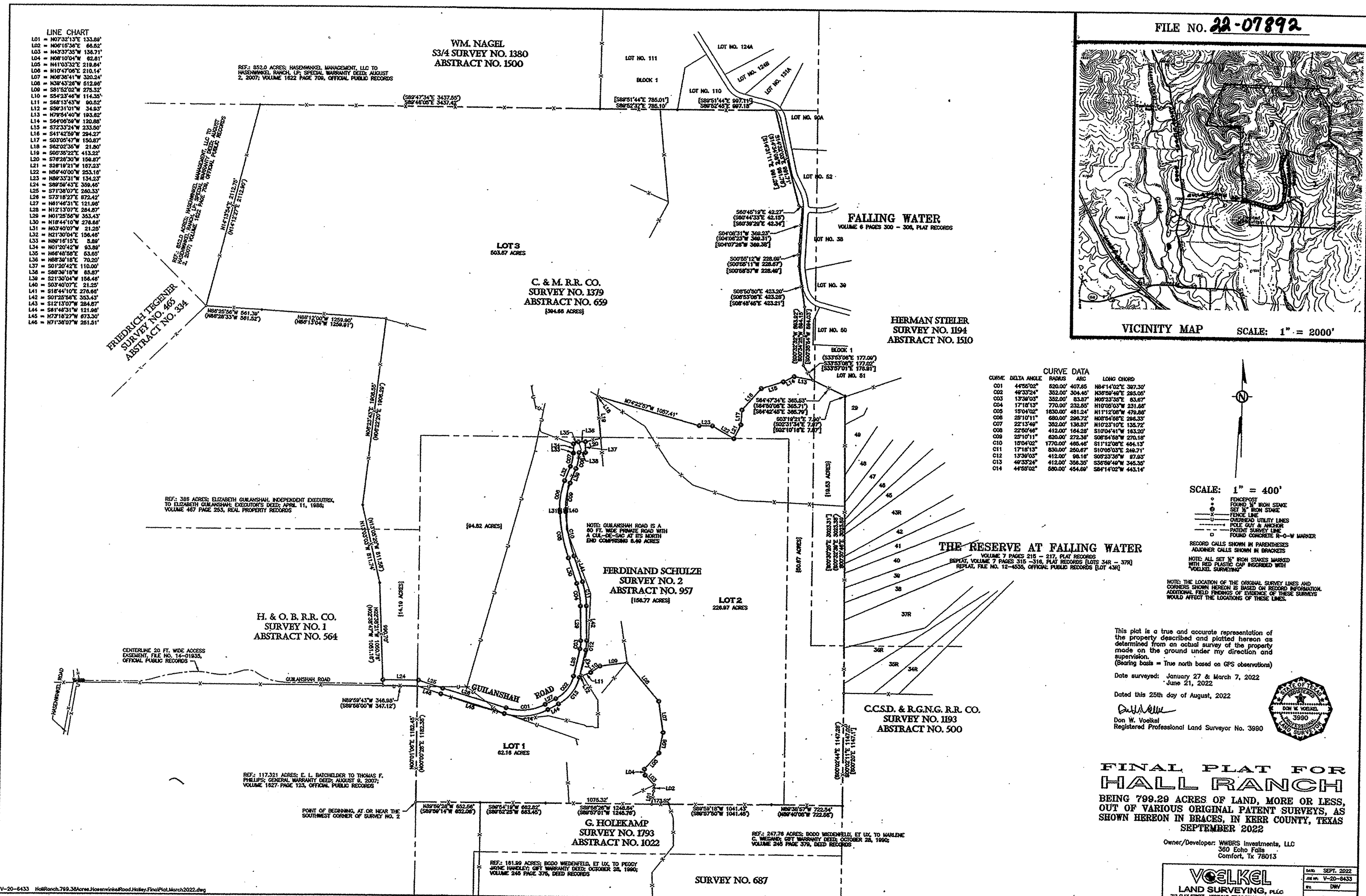
REVISION OF PLAT FOR LOT NO. 3 OF
HALL RANCH

COMPRISING 503.67 ACRES OF LAND, MORE OR LESS, OUT OF VARIOUS ORIGINAL PATENT SURVEYS, AS SHOWN HEREON IN BRACES, IN KERR COUNTY, TEXAS; BEING ALL OF LOT NO. 3 OF HALL RANCH, THE PLAT OF WHICH IS RECORDED IN FILE NO. 22-07892 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS MAY 2023

Owner/Developer: WWBRS Investments, LLC
275 Hasenwinkel Road
Comfort, TX 78013

VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313
FIRM REGISTRATION NO. 100528-00

DATE: MAY 2023
JOB NO.: V-20-6433
BY: DWV
SHEET 1 OF 2



AS PLATTED
FILE NO. 22-07892 OFFICIAL PUBLIC RECORDS

I certify the following: (1) the subdivision described in this plat, Hall Ranch, does not include areas within a designated 100-year flood hazard zone, according to the Flood Insurance Rate Map No. 48265C0525F for Kerr County, Texas, dated March 3, 2011, and (2) I have reviewed and acknowledged the foregoing statement as applicable to the Kerr County Flood Damage Prevention Order.

Dated this 12 day of JUNE, 2023.

Charlie Hastings
Charlie Hastings
Flood Plain Administrator, Kerr County, Texas

APPROVED by the Commissioner's Court of Kerr County, Texas on the 12 day of JUNE, 2023 by Order No. 40021 of said Court and was FILED for RECORD on the 19 day of JUNE, 2023 at 4:19 o'clock P.M.
RECORDED on the 19 day of JUNE, 2023 at 4:19 o'clock P.M. in File No. 23-03772 of the Official Public Records of Kerr County, Texas.

Jackie Dowdy
Jackie Dowdy, Kerr County Clerk



I certify the following: (1) the proposed subdivision described on this plat shall comply with the active Subdivision and Manufactured Home Rental Community Regulations for Kerr County, Texas, and the active rules and regulations of the State of Texas and Kerr County On-Site Sewage Facilities (OSSF); and (2) individual OSSF selection will be made in conjunction with the Site Evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF Rules.

Dated this 8th day of May, 2023.

Ashli Badders CS30795
Ashli Badders, Designated Representative
Kerr County OSSF

I certify that this subdivision plat is consistent with public safety and the Road Naming and Address Guidelines of Kerr 911.

Dated this 6th day of May, 2023.

Charlie Hastings
Kerr 911

I certify that this subdivision plat conforms to all requirements of the active Subdivision and Manufactured Home Rental Community Regulations of Kerr County, Texas.

Dated this 12 day of JUNE, 2023.

Charlie Hastings
Charlie Hastings, P.E., C.E.M.
Kerr County Engineer

STATE OF TEXAS
COUNTY OF KERR

The undersigned Owner (also being the Developer & Subdivider) of the real property made the basis of the ("Subdivision") made the subject of this subdivision plat, and pursuant to the active Subdivision and Manufactured Home Rental Community Regulations of Kerr County, Texas ("Regulations") certifies the following: (1) this plat and its attached documents are in compliance with the Regulations; (2) the representations on this plat and its attached documents are true and correct; (3) the Owner shall comply with the Regulations regarding the development of the Subdivision; (4) all easements, improvements, facilities or other property described on this plat are dedicated to the use and benefit of the public forever; and (5) there are no liens on the property.

Dated this 5th day of May, 2023

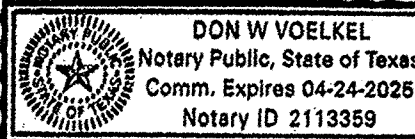
James F. Halley
WWBRS Investments, LLC
By: James F. Halley, Manager.

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared James F. Halley, 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 5th day of May, 2023

Don W. Voelkel
Notary Public for the State of Texas



I certify the following by and on behalf of the Commissioners Court of Kerr County, Texas: (1) this plat of the Hall Ranch subdivision, named herein, has been submitted to and considered by the Commissioners Court of Kerr County, Texas (Commissioners Court) and is hereby approved; (2) this plat was considered and approved on 6/12/2023, 2023 by the Commissioners Court in accordance with Chapter 232 of the Texas Local Government Code, Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), and other authority; and (3) this plat is authorized for filing and recording with the County Clerk of Kerr County, Texas pursuant to and in compliance with the active Subdivision and Manufactured Home Rental Community Regulations for Kerr County, Texas, Section 12.002 of the Texas Property Code, and other authority.

Dated this 19 day of June, 2023

Robt Kelly
Robt Kelly
County Judge, Kerr County, Texas
ATTEST:

Jackie Dowdy
Jackie Dowdy
County Clerk, Kerr County, Texas

I certify that this subdivision plat is consistent with the active Headwaters Groundwater Conservation District Rules as revised on JUNE 15th, 2022.

Dated this 8th day of May, 2023.

Monica Thibodeaux
Monica Thibodeaux, Assistant General Manager
Headwaters Groundwater Conservation District