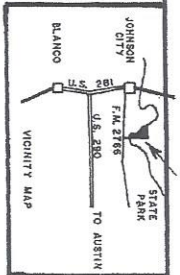


STATE OF TEXAS
COUNTY OF BLANCO
KNOW ALL MEN BY THESE PRESENTS: That Robert E. Peerman, Trustee,
OWNER of that certain tract of land, described in Volume 113, Page
71, of the Public Land Survey No. 177, Abstract No. 113, does hereby
adopt this plat of PEDERNALES HILLS RANCHES, and does hereby dedicate
the easements shown hereon to the use of the property owners and/or
their assigns forever.

WITNESS MY HAND THIS 10th DAY OF September, 1985.
ROBERT E. PERMAN, TRUSTEE
STATE OF TEXAS
COUNTY OF BLANCO
BEFORE ME, the undersigned, a notary public in and for said County
and State, on this day personally appeared Robert E. Peerman, whose
name is subscribed to the foregoing instrument, and acknowledged
to me that he executed the same for the purposes and consideration
therein stated and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF September, 1985.
NOTARY PUBLIC STATE OF TEXAS
MY commission expires 11/1/87
STATE OF TEXAS
COUNTY OF BLANCO
I, CHARLES SCOTT, COUNTY JUDGE OF BLANCO COUNTY, TEXAS, do hereby
certify that the attached plat, and the accompanying field notes,
and above certificate and dedication, of PEDERNALES HILLS RANCHES,
a subdivision, having been duly presented to and approved by the
Court of Blundo County, Texas, and said plat and field notes accompanying
records in the Office of the County Clerk of Blanco County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE THIS 9th DAY OF September, 1985.
CHARLES SCOTT
COUNTY JUDGE
BLANCO COUNTY, TEXAS
FILED FOR RECORD ON THIS 20th DAY OF September, 1985, A.D. AT
11:35 O'CLOCK P.M. RECORDED IN VOLUME 1, PAGE 123-124
PLAT RECORDS OF BLANCO COUNTY, TEXAS, ON THIS THE 25th DAY OF
September, 1985 A.D. AT 1:50 O'CLOCK P.M.



STATE OF TEXAS
COUNTY OF BLANCO
FIELD NOTES:
BEING A 380.51 ACRE TRACT OF LAND OUT OF THE PEPPER JACKSON SURVEY NO.
177, ABSTRACT NO. 113, S. 38, T. 13N, R. 17E, BLANCO COUNTY, TEXAS, AND BEING ALL
OF THE PEPPER JACKSON TRACT OF LAND DESCRIBED IN A DEED CONVEYED TO ROBERT
E. PERMAN, TRUSTEE BY ROBERT Q. KEITH AND JOHN BEN MCKENNA, TRUSTEES
ON 14 MAY, 1984, AND RECORDED IN VOLUME 113, PAGE 74 OF THE DEED RECORDS
OF BLANCO COUNTY, TEXAS; SAID 380.51 ACRES BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
BEGINNING at an iron stake at corner fence post for the Northeast corner
of this tract and said Peerman tract;
THENCE, with fence for the East line of said Peerman tract, the following
courses numbered (1) and (2):

- (1) S 01°36'50"E, 1036.54 feet;
- (2) S 01°37'46"E, 2130.13 feet to an iron stake in the
center of an existing 50 foot wide easement for the most Eastern
Southeast corner of this tract and said Peerman tract;
- (3) S 77°44'54"W, 152.92 feet;
- (4) S 63°38'18"W, 248.71 feet;
- (5) S 17°08'31"E, 169.30 feet;
- (6) S 17°37'52"E, 117.70 feet;
- (7) S 09°43'54"E, 65.50 feet;
- (8) S 09°43'54"E, 65.50 feet;
- (9) S 09°43'54"E, 65.50 feet;
- (10) S 09°43'54"E, 65.50 feet;
- (11) S 09°43'54"E, 65.50 feet;
- (12) S 09°43'54"E, 65.50 feet;
- (13) S 09°43'54"E, 65.50 feet;
- (14) S 09°43'54"E, 65.50 feet;
- (15) S 09°43'54"E, 65.50 feet;
- (16) S 09°43'54"E, 65.50 feet;
- (17) S 09°43'54"E, 65.50 feet;
- (18) S 09°43'54"E, 65.50 feet;
- (19) S 09°43'54"E, 65.50 feet;
- (20) S 09°43'54"E, 65.50 feet;
- (21) S 09°43'54"E, 65.50 feet;
- (22) S 09°43'54"E, 65.50 feet;
- (23) S 09°43'54"E, 65.50 feet;
- (24) S 09°43'54"E, 65.50 feet;
- (25) S 09°43'54"E, 65.50 feet;
- (26) S 09°43'54"E, 65.50 feet;
- (27) S 09°43'54"E, 65.50 feet;
- (28) S 09°43'54"E, 65.50 feet;
- (29) S 09°43'54"E, 65.50 feet;
- (30) S 09°43'54"E, 65.50 feet;
- (31) S 09°43'54"E, 65.50 feet;
- (32) S 09°43'54"E, 65.50 feet;
- (33) S 09°43'54"E, 65.50 feet;
- (34) S 09°43'54"E, 65.50 feet;
- (35) S 09°43'54"E, 65.50 feet;
- (36) S 09°43'54"E, 65.50 feet;
- (37) S 09°43'54"E, 65.50 feet;

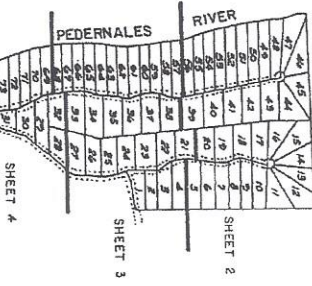
THENCE, with the said East Bank of River, same being the East line of
said Peerman tract, the following courses numbered (1) through (27):

- (1) N 72°10'21"W, 141.73 feet;
- (2) N 34°08'01"W, 131.66 feet;
- (3) N 32°41'18"W, 186.81 feet;
- (4) N 36°21'56"W, 182.08 feet;
- (5) N 22°01'05"W, 1192.20 feet;
- (6) N 12°20'42"W, 201.09 feet;
- (7) N 14°45'59"W, 204.94 feet;
- (8) N 02°09'05"W, 400.00 feet;
- (9) N 02°29'34"W, 200.08 feet;
- (10) N 09°45'46"E, 204.40 feet;
- (11) N 03°29'56"E, 200.98 feet;
- (12) N 01°33'11"E, 200.42 feet;
- (13) N 09°34'15"W, 1008.43 feet;
- (14) N 12°53'12"W, 207.78 feet;
- (15) N 15°50'01"W, 205.84 feet;
- (16) N 17°49'23"W, 207.72 feet;
- (17) N 14°37'37"W, 204.82 feet;
- (18) N 10°15'13"W, 203.02 feet;
- (19) N 13°07'55"W, 203.02 feet;
- (20) N 06°32'53"W, 158.04 feet;
- (21) N 07°00'47"W, 170.92 feet;
- (22) N 03°21'02"W, 162.45 feet;
- (23) N 29°56'11"W, 144.28 feet;
- (24) N 07°54'53"W, 143.35 feet to an iron stake at
corner fence post for the Northwest corner of this tract and said
Peerman tract;

THENCE, with fence for the North line of said Peerman tract, the
following courses numbered (1) through (7):

- (1) N 86°14'03"E, 243.42 feet;
- (2) N 87°50'15"E, 308.58 feet;
- (3) N 87°42'27"E, 704.68 feet;
- (4) N 88°20'48"E, 180.01 feet;
- (5) N 87°55'04"E, 868.84 feet;
- (6) N 88°22'16"E, 609.90 feet to the PLACE OF
BEGINNING containing 380.51 acres of land, more or less.

PEDERNALES HILLS RANCHES

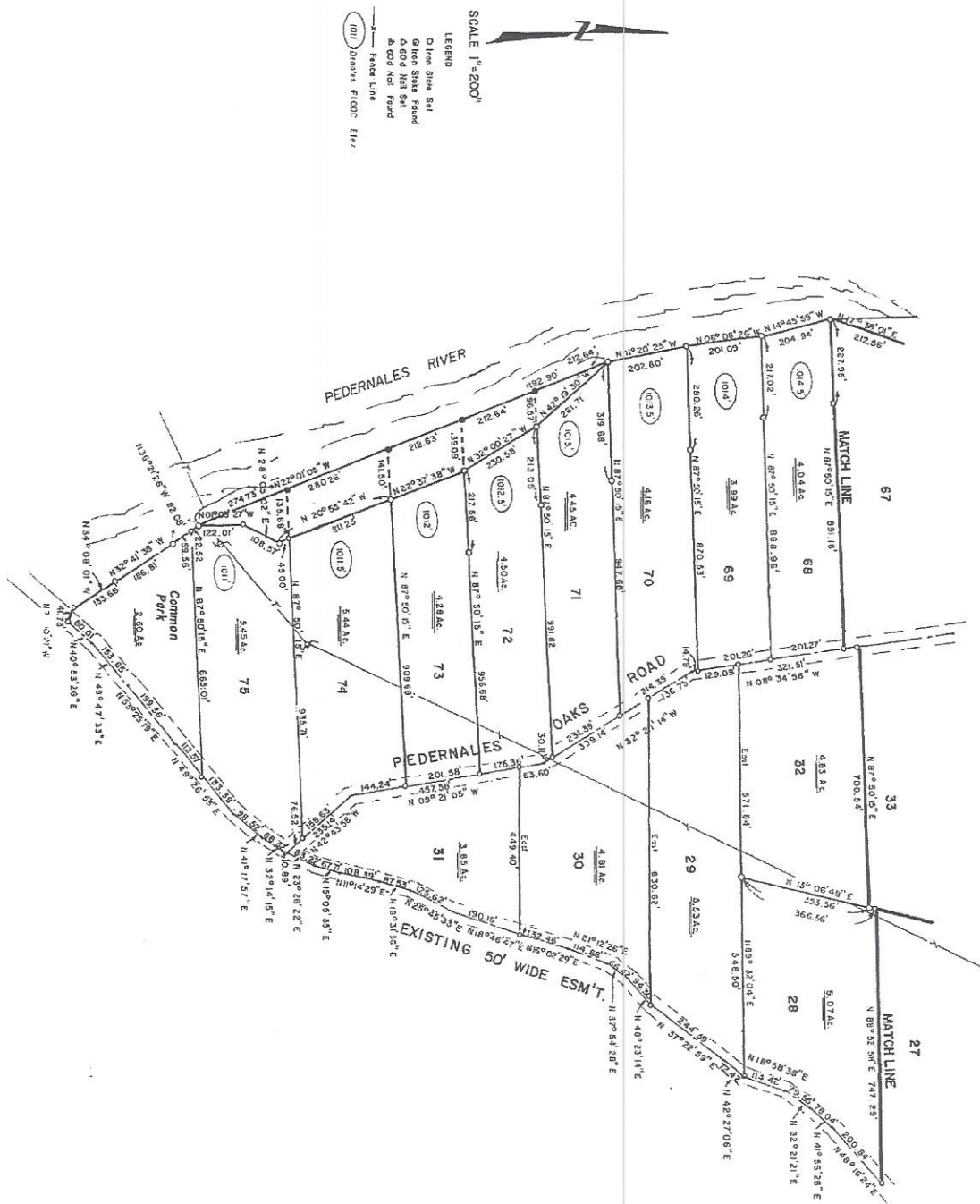


NOTES:

- (1) An easement of ten (10) feet in width on each side of each lot
line is hereby dedicated for the construction and maintenance of
public utilities.
- (2) Each dwelling constructed or placed in this subdivision shall be
connected to a private individual sewage disposal system and shall conform to the specifications
before being occupied, and such system shall be installed in accordance with the specifications
and requirements of the Health Department and the County of Blanco.
In addition, each lot shall be a minimum 150 foot distance between any
well and septic system on any lot or lots.
- (3) Pertaining to garbage and waste disposal in this subdivision, each
property owner shall strictly adhere to the requirements of the State
Health Department, and shall conform to the specifications and dumping
on approved grounds or through local services set up by the developers
or Property Owners for this purpose.
- (4) Pertaining to the 100 Year Flood Plain. ACCORDING TO A PRELIMINARY STUDY
BY THE CORPS OF ENGINEERS THE 100Y FLOOD PLAIN IS CONTAINED WITHIN ELEVATIONS
SHOWN ON LOTS ON MYEN. NO HABITABLE STRUCTURE SHALL BE BUILT BELOW THE ELEVATIONS
SHOWN ON THE PLAT.
- (5) NO HABITABLE STRUCTURE SHALL BE BUILT WITHIN ANY DRAINAGE EASEMENTS AS SHOWN
HERE ON OR FORTY (40) FEET OF ANY WATERCOURSE OR NATURAL DRAINAGE WAY.
- (6) THE COMMISSIONER'S COUNTY AND/OR THE DEVELOPER
SHALL NOT BE LIABLE FOR ANY DAMAGES OR CLAIMS
ARISING FROM NON-COMPLIANCE TO ITEMS 4 AND 5.

DAVID JAMES
LAND SURVEYORS, INC.
AUSTIN, TEXAS

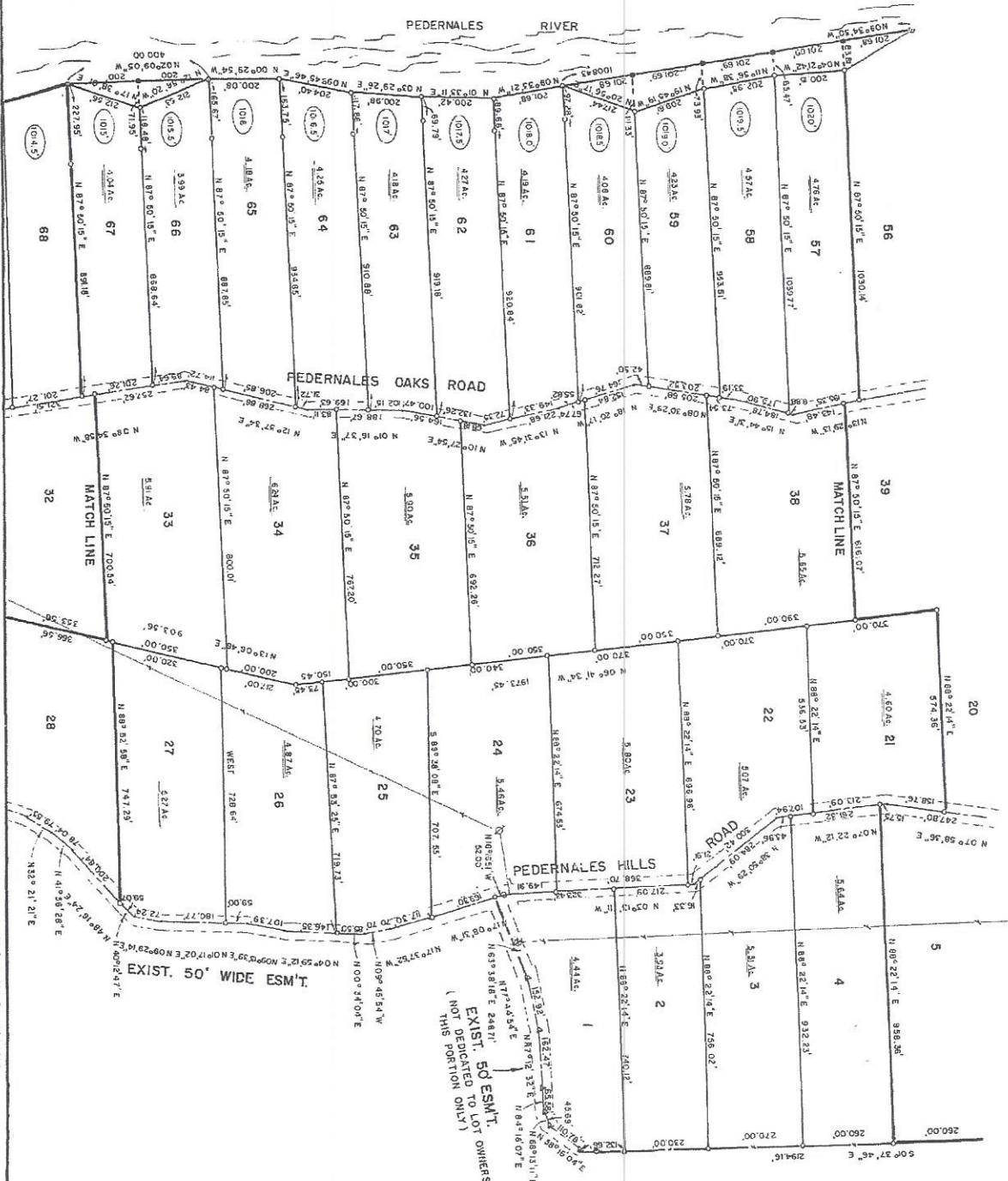
**DAVID JAMES
LAND SURVEYORS, INC.**
AUSTIN, TEXAS



SCALE: 1" = 200'

LEGEND

- ⑥ Iron Stake Found
 ○ Iron Stake Set
 ▲ 804 Iron Found
 △ 604 Iron Set
 ——— Fence
 (101) Overhead Road Etc.



PEDERNALES HILLS RANCHES

DAVID JAMES
 LAND SURVEYORS, INC.
 AUSTIN, TEXAS SHEET 3 OF 4

PEDERNALES HILLS RANCHES

DAVID JAMES
LAND SURVEYORS, INC.
AUSTIN, TEXAS SHEET 2 of 4

