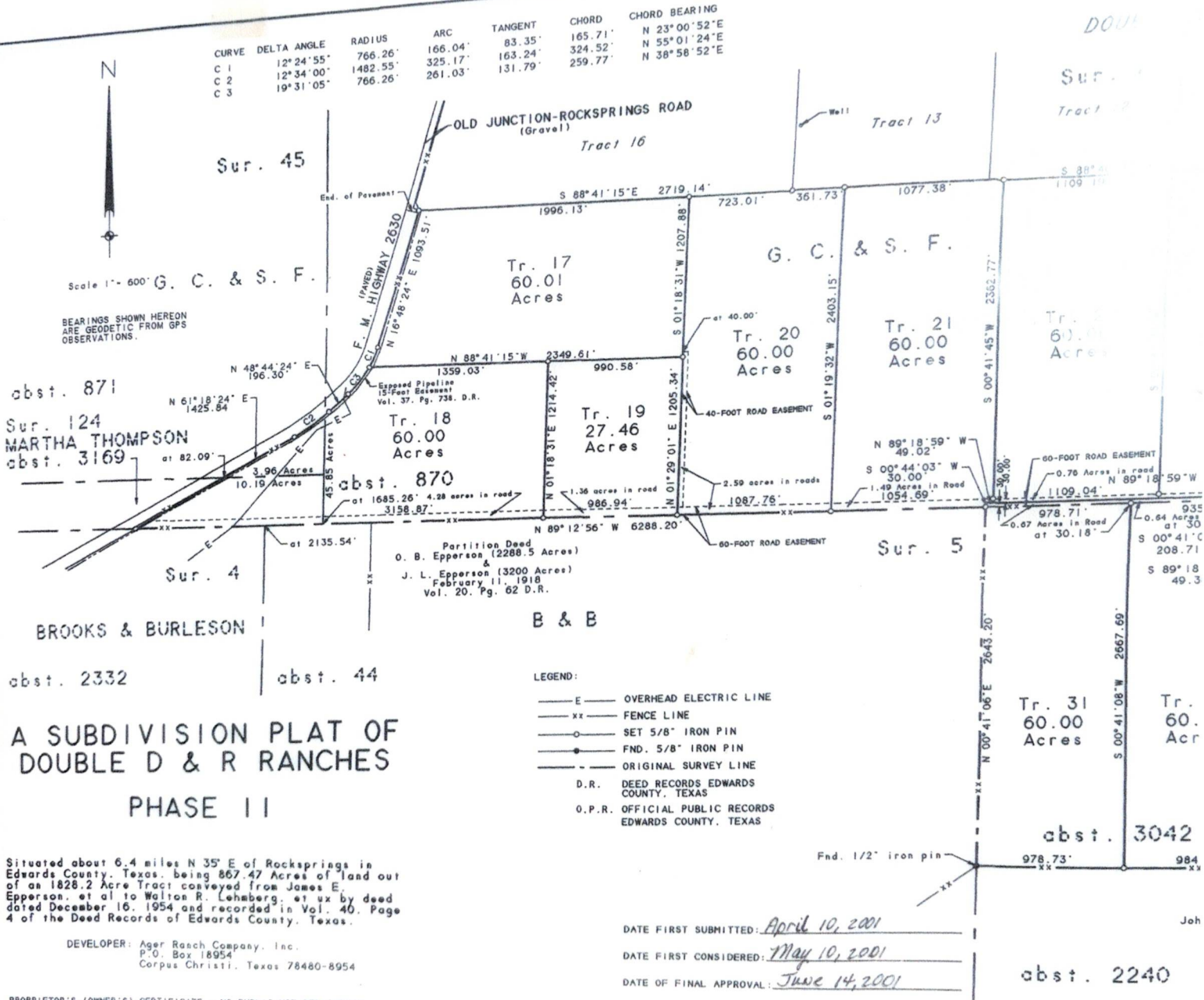


CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	12°24'55"	766.26'	166.04'	83.35'	165.71'	N 23°00'52"E
C 2	12°34'00"	1482.55'	325.17'	163.24'	324.52'	N 55°01'24"E
C 3	19°31'05"	766.26'	261.03'	131.79'	259.77'	N 38°58'52"E



A SUBDIVISION PLAT OF DOUBLE D & R RANCHES PHASE II

Situated about 6.4 miles N 35° E of Rocksprings in Edwards County, Texas, being 867.47 Acres of land out of an 1828.2 Acre Tract conveyed from James E. Epperson, et al to Walton R. Lehnberg, et ux by deed dated December 16, 1954 and recorded in Vol. 40, Page 4 of the Deed Records of Edwards County, Texas.

DEVELOPER: Ager Ranch Company, Inc.
P.O. Box 18954
Corpus Christi, Texas 78480-8954

PROPRIETOR'S (OWNER'S) CERTIFICATE - NO PUBLIC USE DEDICATION

I, THE PROPRIETOR (OWNER) OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN VOLUME AND PAGE NUMBERS SHOWN ON THE PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM A SURVEY PERFORMED ON THE GROUND AND THAT THE LAND WAS SUBDIVIDED AS INDICATED ON THE PLAT. NO PORTION OF THE LAND WITHIN THE SUBDIVISION IS TO BE DEDICATED TO PUBLIC USE. I FURTHER REPRESENT THAT NO LIENS, OTHER THAN VALID PURCHASE MONEY LIENS, AFFECTING THE LAND TO BE SUBDIVIDED ARE IN EFFECT OR OF RECORD INCLUDING, BUT NOT LIMITED TO JUDGMENT, TAX AND MECHANICS' & MATERIALMAN'S LIENS, LIS PENDENS OR BANKRUPTCY NOTICES.

CHUCK FORKE - PRESIDENT
AGER RANCH COMPANY, INC.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30th DAY OF July, 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE FIRST SUBMITTED: April 10, 2001

DATE FIRST CONSIDERED: May 10, 2001

DATE OF FINAL APPROVAL: June 14, 2001

ACCESS RESTRICTIONS ON PUBLIC ROAD & GATE ENTRANCE "SET-BACK" REQUIREMENTS

ALL ACCESS ENTRANCES ON SAID PUBLIC ROADS SHALL NOT EXCEED A WIDTH OF FIFTY FEET (50') ON THE TRACT BOUNDARY, INCLUDING THE GATE AND ANY "WINGS". ALL GATES, REGARDLESS OF CONSTRUCTION, SHALL BE SET BACK FROM THE TRACT BOUNDARY, TOWARD THE INSIDE OF THE TRACT, A MINIMUM OF EIGHTEEN FEET (18') FROM THE COMMON BOUNDARY, OR FORTY-EIGHT FEET (48') FROM THE NEAR EDGE OF THE PUBLIC ROAD (BEING THE PAVEMENT OR BAR-DITCH CUT ON NON-PAVED ROADS, AS APPLICABLE), WHICHEVER DISTANCE IS LONGER.

TRACT 18 IS LIMITED TO TWO ENTRANCES ON ITS COMMON BOUNDARY WITH F.M. HIGHWAY 2630: ONE AT THE MAIN SUBDIVISION ENTRANCE AND ANOTHER AT THE EXISTING GATE ROUGHLY HALF-WAY BETWEEN SAID TRACTS SOUTHWEST AND NORTHWEST CORNERS. SUBDIVISION ACCESS NEEDS A 30' SETBACK WITH 14' GATE AND 4' GATE.

TRACT 17 IS LIMITED TO ONE ACCESS ENTRANCE ON SAID TRACTS COMMON BOUNDARY WITH F.M. HIGHWAY 2630.