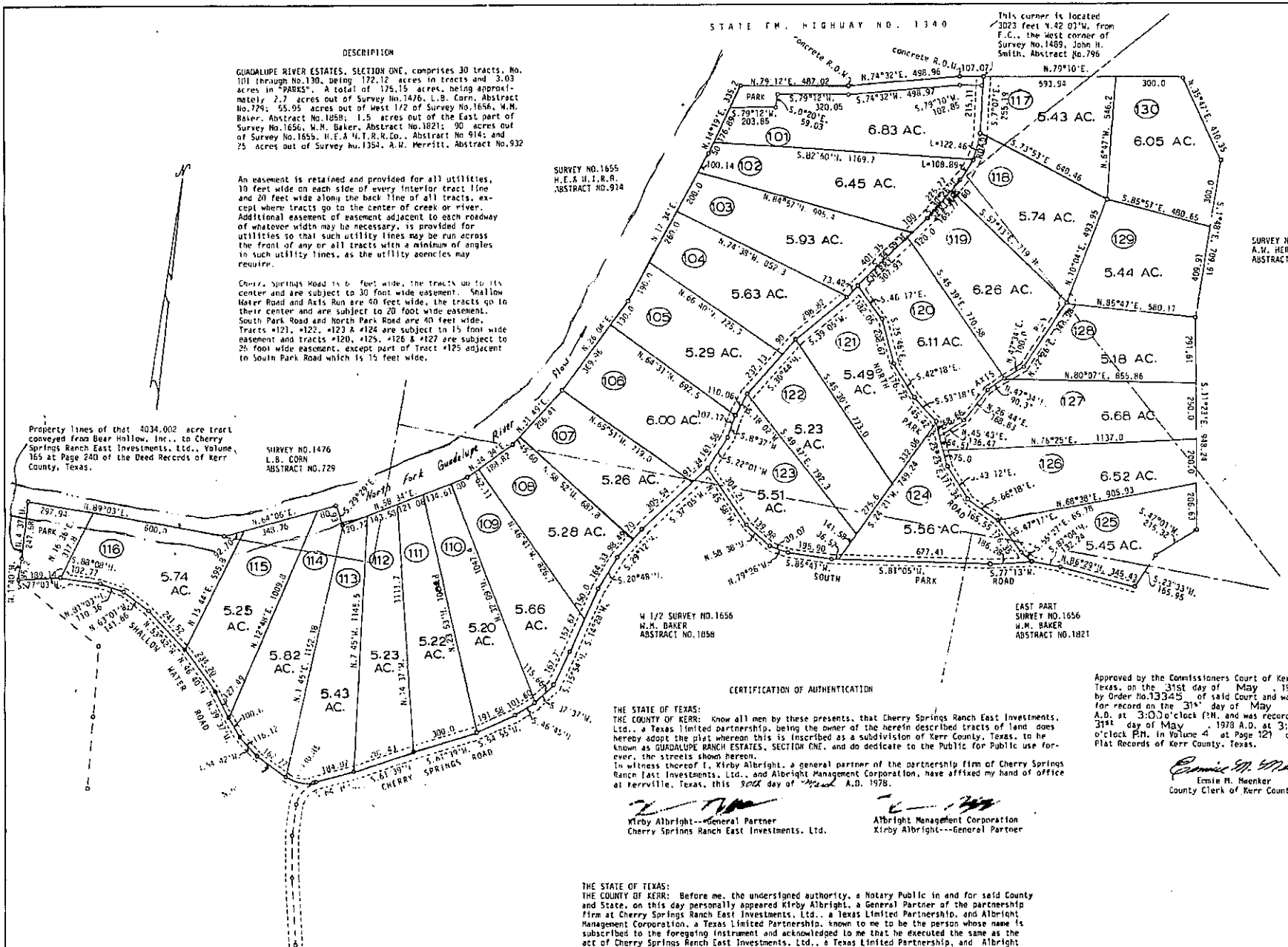
DESCRIPTION

GUADALUPE RIVER ESTATES, SECTION ONE, comprises 30 tracts, No. 101 through No.130, being 172.12 acres in tracts and 3.03 acres in "PARKS". A total of 175.15 acres, being approximately 2.7 acres out of Survey No.1476, L.B. Corn, Abstract No.729; 65.95 acres out of West 1/2 of Survey No.1656, W.M. Baker, Abstract No.1858; 1.5 acres out of the East part of Survey No.1656, W.M. Baker, Abstract No.1821; 90 acres out of Survey No.1655, H.E.& W.T.R.R.Co., Abstract No 914; and 25 acres out of Survey No.1354, A.W. Merritt, Abstract No.932

An easement is retained and provided for all utilities, 10 feet wide on each side of every interior tract line and 20 feet wide along the back line of all tracts, except where tracts go to the center of creek or river. Additional easement of easement adjacent to each roadway of whatever width may be necessary, is provided for utilities so that such utility lines may be run across the front of any or all tracts with a minimum of angles in such utility lines, as the utility agencies may require.

Cherry Springs Road is 6 feet wide, the tracts go to its center and are subject to 30 foot wide easement. Shallow Water Road and Axis Run are 40 feet wide, the tracts go to their center and are subject to 20 foot wide easement. South Park Road and North Park Road are 40 feet wide. Tracts #121, #122, #123 & #124 are subject to 15 foot wide easement and tracts #120, #125, #126 & #127 are subject to 25 foot wide easement, except part of Tract #125 adjacent to South Park Road which is 15 feet wide.



CERTIFICATION OF AUTHENTICATION

THE STATE OF TEXAS:
THE COUNTY OF KERR: Know all men by these presents, that Cherry Springs Ranch East Investments, Ltd., a Texas limited partnership, being the owner of the herein described tracts of land does hereby adopt the plat whereon this is inscribed as a subdivision of Kerr County, Texas, to be known as GUADALUPE RANCH ESTATES, SECTION ONE, and do dedicate to the Public for Public use forever, the streets shown hereon.
In witness thereof I, Kirby Albright, a general partner of the partnership firm of Cherry Springs Ranch East Investments, Ltd., and Albright Management Corporation, have affixed my hand of office at Kerrville, Texas, this 30th day of March A.D. 1978.

Kirby Albright---General Partner
Cherry Springs Ranch East Investments, Ltd.

Albright Management Corporation
Kirby Albright---General Partner

Approved by the Commissioners Court of Kerr County, Texas, on the 31st day of May, 1978, A.D., by Order No.13345 of said Court and was filed for record on the 31st day of May, 1978, A.D. at 3:00 o'clock P.M. and was recorded on the 31st day of May, 1978 A.D. at 3:05 o'clock P.M. in Volume 4 at Page 121 of the Plat Records of Kerr County, Texas.

Ernie M. Meenker
County Clerk of Kerr County, Texas

THE STATE OF TEXAS:
THE COUNTY OF KERR: Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kirby Albright, a General Partner of the partnership firm at Cherry Springs Ranch East Investments, Ltd., a Texas Limited Partnership, and Albright Management Corporation, a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of Cherry Springs Ranch East Investments, Ltd., a Texas Limited Partnership, and Albright Management Corporation, a Texas Limited Partnership, for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 30th day of March A.D. 1978

Sharon L. Faulkner

Surveyed by 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, except property line location in the Guadalupe River and tract corners.

Louis Dominguez
Louis Dominguez
Registered Public Surveyor No.222
809 Wheless Avenue -- P.O. Box
Kerrville, Texas 78028
Telephone 257-6671 or 257-7024

and

Charles B. Dominguez
Charles B. Dominguez
Registered Public Surveyor No.1713
Telephone (Res.) 896-1888

STATE OF TEXAS REGISTERED PUBLIC SURVEYOR 222

STATE OF TEXAS REGISTERED PUBLIC SURVEYOR 1713

NOTARY PUBLIC KERR COUNTY, TEXAS

PLAT OF
GUADALUPE RANCH ESTATES, SECTION ONE
KERR COUNTY, TEXAS
SCALE 1"=250 FEET
MARCH 30, 1978