51446

P 200601M028
1 PG

Vol. 4 Pg. 94

LEGEND

- ○ Unmarked Point
- ● Set 1/2" Rebar
- ● Found 1/2" Rebar
- × Found Steel Fence Corner Post

NOTE:
All lots are subject to any future claims by the State of Texas for land contained within the gradient boundary of the Pedernales River.

Filed for record on the 20th day of October 2006, A.D. at 8:17 o'clock A. and was recorded the 20th day of October 2006, A.D. at 8:17 o'clock A. Volume 4 at Page 94 of the Plat Records of Gillespie County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mary Lynn Rusche
Mary Lynn Rusche, County Clerk
Gillespie County TEXAS
October 20, 2006 08:17:37 AM
FEE: $148.00 200601M028

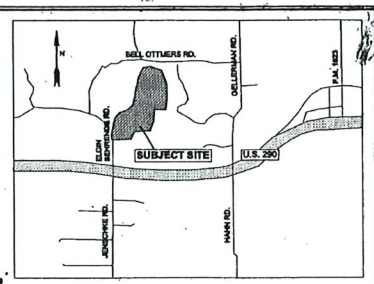
STATE OF TEXAS X
COUNTY OF GILLESPIE X

The attached plat, after having been duly presented to the Commissioner's Court of Gillespie County, Texas, and said Court duly considered and found to comply with the Statutes and Laws of Gillespie County, Texas, hereby affixes his hand, attested by the seal of the County Clerk of Gillespie County.

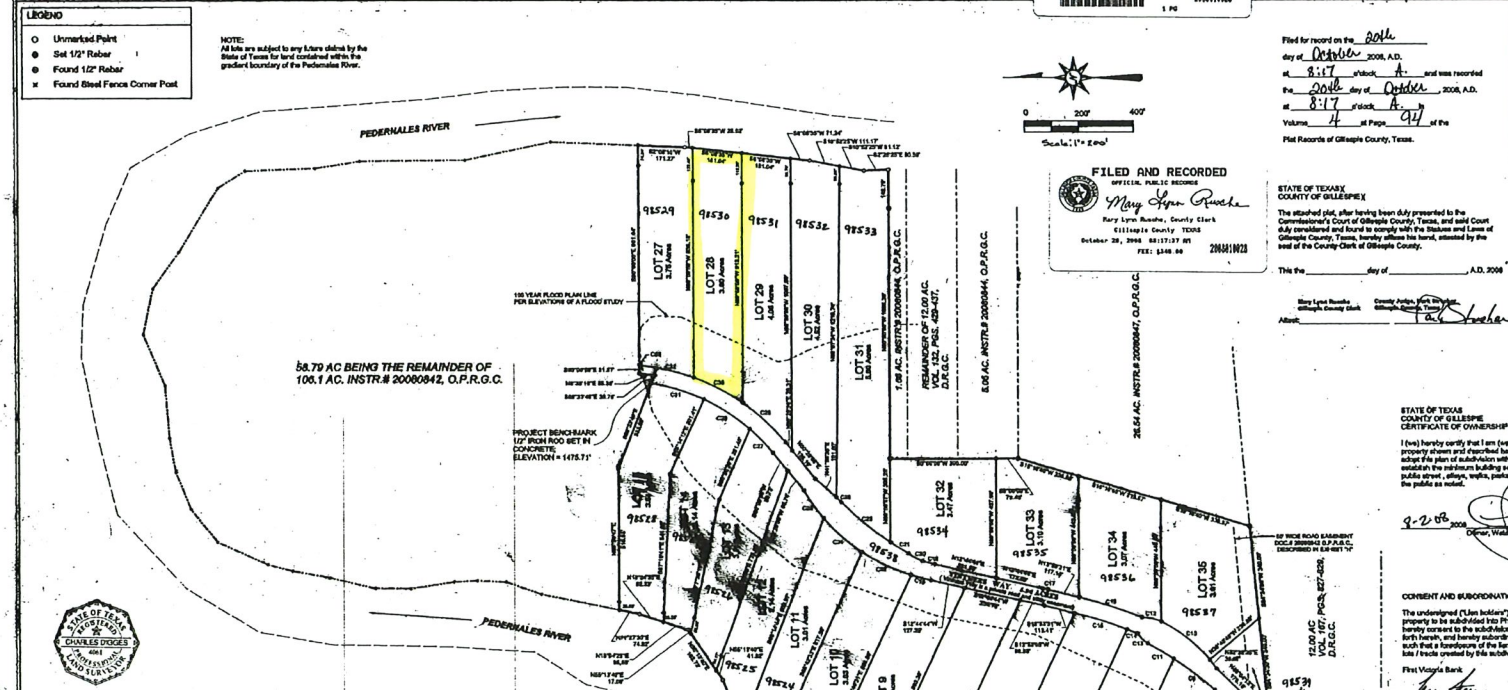
This the _____ day of _____, A.D. 2006

Mary Lynn Rusche, Gillespie County Clerk — County Judge, Mark Stroeher, Gillespie County Texas

Attest: _____



LOCATION MAP
SCALE: 1" = 3000'



STATE OF TEXAS
COUNTY OF GILLESPIE
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all public street, alleys, walks, parks and other open spaces to the public as noted.

9-2-06 2006
Owner, Water Ridge, L.P.

STATE OF TEXAS
COUNTY OF HENDERSON

BEFORE ME, the undersigned authority, on this day personally appeared Liam Blake known to me to be the person(s) whose name(s) is/are subscribed to the instrument, and acknowledged to me that he/she/they 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 2nd day of August 2006.

Donna Hicks
NOTARY PUBLIC

DONNA HICKS
MY COMMISSION EXPIRES
Feb-28-2011

CONSENT AND SUBORDINATION BY LIEN HOLDERS

The undersigned (Lien holders), as the holder of liens on the property to be subdivided into Phase One Sonoma on the Pedernales, hereby consent to the subdivision of said property in the manner set forth herein, and hereby subordinate their liens on said property such that a foreclosure of the liens will not extinguish the interest in the lots / tracts created by this subdivision plat.

First Vista Bank
by Travis Fryderman, Vice President
date 7/26/06

STATE OF TEXAS
COUNTY OF Henderson

BEFORE ME, the undersigned authority, on this day personally appeared Travis Freeman, Senior VP known to me to be the person(s) whose name(s) is/are subscribed to the instrument, and acknowledged to me that he/she/they 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 31 day of July, 2006.

Wanda M. Hartl
NOTARY PUBLIC

WANDA M. HARTL
Notary Public
STATE OF TEXAS
My Comm. Exp. 05/13/2011

STATE OF TEXAS X
COUNTY OF GILLESPIE X

I hereby certify:

This plat is an accurate representation of the property described by metes and bounds. And that the corner monuments shown hereon were properly placed under my supervision, in accordance with the Subdivision Ordinances of Gillespie County.

7/26/06
Charles Digges, Date
Registered Professional Land Surveyor
Texas Registration No. 4951

STATE OF TEXAS REGISTERED CHARLES DIGGES 4951 PROFESSIONAL LAND SURVEYOR

NOTE:
1/2" IRONS WERE NOT SET AT THE PROPERTY CORNERS ALONG THE LOW BANK OF THE PEDERNALES RIVER NEAR THE WATERS EDGE. INSTEAD 1/2" IRON RODS WERE SET ALONG THE SIDE LOT LINES AT THE TOP OF BLUFF OR IN AREAS WITH STABLE BANKING. THESE IRON RODS REFERENCE THE LOT CORNERS BY STATING THE DISTANCE FROM THE REFERENCE POINT TO THE PROPERTY CORNER. THE PROPERTY CORNERS FALL ALONG THE MEANDERS OF THE BANK OF THE PEDERNALES RIVER. IF THE LOCATION OF THE MEANDERS OF THE BANK SHIFT SLOWLY OVER TIME, INDEED SO DOES THE LOCATION OF THE PROPERTY CORNERS.

CURVE DATA:

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD DIST.
C1	65.00'	98.21	61°53'00"	S66°56'19"W	88.94
C2	65.00'	19.38	16°41'50"	N81°14'51"W	19.31
C3	50.00'	14.87	16°41'50"	N81°14'51"W	14.82
C4	330.00'	211.62	36°44'15"	S71°15'58"W	208.00
C5	330.00'	278.88	48°38'28"	N58°10'22"E	262.66
C6	330.00'	148.53	24°43'22"	S41°02'02"W	148.00
C7	132.00'	71.43	30°44'11"	N28°44'08"E	70.78
C8	212.00'	86.36	23°19'39"	S33°09'45"W	85.83
C9	1504.00'	189.39	7°12'28"	S37°55'33"W	189.27
C10	540.78'	238.06	25°13'05"	N38°34'44"E	234.43
C11	550.50'	109.46	4°16'09"	S30°34'13"W	109.48
C12	168.50'	72.64	21°22'46"	N11°15'53"E	72.53
C13	66.00'	82.44	33°16'52"	S45°31'53"W	81.97
C14	1548.04'	42.69	1°34'45"	S31°39'33"W	42.69
C15	1548.04'	202.14	7°28'53"	S37°06'01"W	201.99
C16	1668.04'	341.87	9°37'00"	N17°46'59"E	341.64
C17	1000.00'	20.81	1°06'46"	N19°36'07"E	20.81
C18	476.00'	45.60	5°34'58"	N18°32'14"E	45.78
C19	1485.48'	78.88	2°59'06"	S14°37'01"W	78.84
C20	153.50'	58.98	21°50'45"	N28°58'03"E	58.62
C21	1135.18'	78.87	4°00'22"	N31°15'52"E	78.86
C22	872.37'	186.78	12°21'27"	S34°55'54"W	186.38
C23	1125.18'	231.80	11°48'14"	N36°55'58"E	231.39
C24	878.20'	186.69	12°38'18"	S41°29'53"W	186.28
C25	872.37'	123.82	10°33'06"	S34°47'54"W	123.65
C26	1125.18'	38.33	1°57'27"	N48°30'18"E	38.33
C27	720.00'	121.78	9°41'28"	S46°39'12"W	121.64
C28	780.00'	212.41	15°36'11"	N42°41'51"E	211.78
C29	720.00'	200.11	15°54'14"	S32°48'18"W	200.06
C30	780.00'	203.37	14°56'19"	N27°25'38"E	202.79
C31	736.04'	202.61	15°46'51"	S18°54'12"W	201.98
C32	857.50'	201.83	13°29'30"	N13°01'02"E	201.47
C33	188.18'	4.32	1°32'42"	N80°36'39"E	4.32
C34	1991.50'	16.00	0°27'22"	S40°57'22"W	16.00

It is understood and agreed that perpetual easements are dedicated for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in, the air, upon the surface or underground, along and within ten feet (10') of the perimeter of all lots and / or tracts and in the streets, alley, 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 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 trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights hereby reserved include 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 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.

NOTE: Blocking the flow of water or construction of improvements in drainage easements, and filling or alteration of floodway is prohibited. The existing creeks or drainage channels traversing along or across the property will remain an open drainage way and will be maintained by the individual owners of the lots that are traversed by or adjacent to the drainage courses within their lots. Gillespie County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion. Gillespie County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

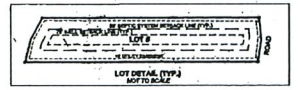
NOTE: GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.

NOTE: Gillespie County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; the property owners in this subdivision shall be responsible for the maintenance of private streets, roads, drives, emergency easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Gillespie County, from all claims, damages and lost ass arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

NOTE: Vintners Way is a private road that will be owned and maintained by the subdivision's homeowners association. The two open spaces shown hereon will also be owned and maintained by the homeowner's association.

NOTE: Water Ridge, L.P., by filing the Plat of Record, and all future owners of property within this Subdivision by purchasing such property, acknowledge and agree that Gillespie County shall have no obligation whatsoever to repair or accept maintenance of the roads in this Subdivision until and unless Water Ridge, L.P. and/or the property owners in the Subdivision have improved the roadways to the then current standards required by Gillespie County and the roads have been accepted for maintenance by formal, written action of the Gillespie County Commissioners Court and the roadway has been dedicated by the owners thereof, and accepted by the County as a public road. Water Ridge L.P. and all future owners of property within this Subdivision shall look solely to the Owner, the property owners in the Subdivision, and/or the Homeowners Association for future maintenance and repair of the roads shown on this Subdivision Plat.

BENCHMARK
PROJECT BENCH MARK IS THE TOP OF A 1/2" IRON ROD SET IN CONCRETE FOR THE NORTHEAST CORNER OF LOT 13. THE ELEVATION OF 1476.71 WAS TRANSFERRED FROM A F.E.M.A. BENCH MARK DESCRIBED AS:
"ON TOP OF A CHISELED SQUARE ON THE CENTER OF NORTH CONCRETE HEAD WALL OF BRIDGE ON OLD AUSTIN HIGHWAY, 164 FEET SOUTH OF INTERSECTION OF HWY. 290 AND HAHN / GILLESPIAN ROAD AND 32 FEET EAST OF CENTERLINE OF HAHN ROAD". ELEVATION: 1477.30 (N.A.V.D. 88)



LOT DETAIL (TYP.)
NOT TO SCALE

A FINAL PLAT FOR PHASE ONE SONOMA ON THE PEDERNALES

106.97 AC. TRACT SITUATED IN THE JUAN FRANCISCO FLORES SURVEY NO. 14, ABSTRACT NO. 318, GILLESPIE COUNTY, TEXAS AND CONSISTS OF:

47.31 ACRES BEING THE SOUTH PORTION OF A 106.1 ACRE TRACT OF LAND SITUATED IN GILLESPIE COUNTY, TEXAS OF RECORD IN INSTRUMENT NO. 20060842 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY

A 48.95 ACRE TRACT OF RECORD IN INSTRUMENT NO. 20060842 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY

A 8.71 ACRE TRACT OF RECORD IN INSTRUMENT NO. 20060844 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY

WATER RIDGE, L.P. — **OWNER / DEVELOPER**
CONTACT: ELLY BISHOP
8911-A BALCONES DR., STE. 323
AUSTIN, TX. 78731
(512) 734-3909
FAX: (512) 371-1442

VORDENBAUM ENGINEERING, INC. — **ENGINEER**
CONTACT: KEVIN W. SPRINGER
501-D E. HIGHWAY 87
FREDERICKSBURG, TX. 78624
(830) 997-4242
FAX: (830) 997-8807

GUADALUPE SURVEY Co. — **SURVEYOR**
CONTACT: CHARLES DIGGES
213-A WEST WATER ST
KERRVILLE, TX. 78028
(830) 896-1994
FAX: (830) 896-1834

PHASE ONE			
SCALE: 1" = 100'	DATE: 7-26-06	DRAWN BY:	
200 FILE:	1-26-06	06 S DP	
JOB:	REVISION:		
SHEET NO.	1 OF 1		

out 10/20/06 JL

SONOMA ON THE PEDERNALES