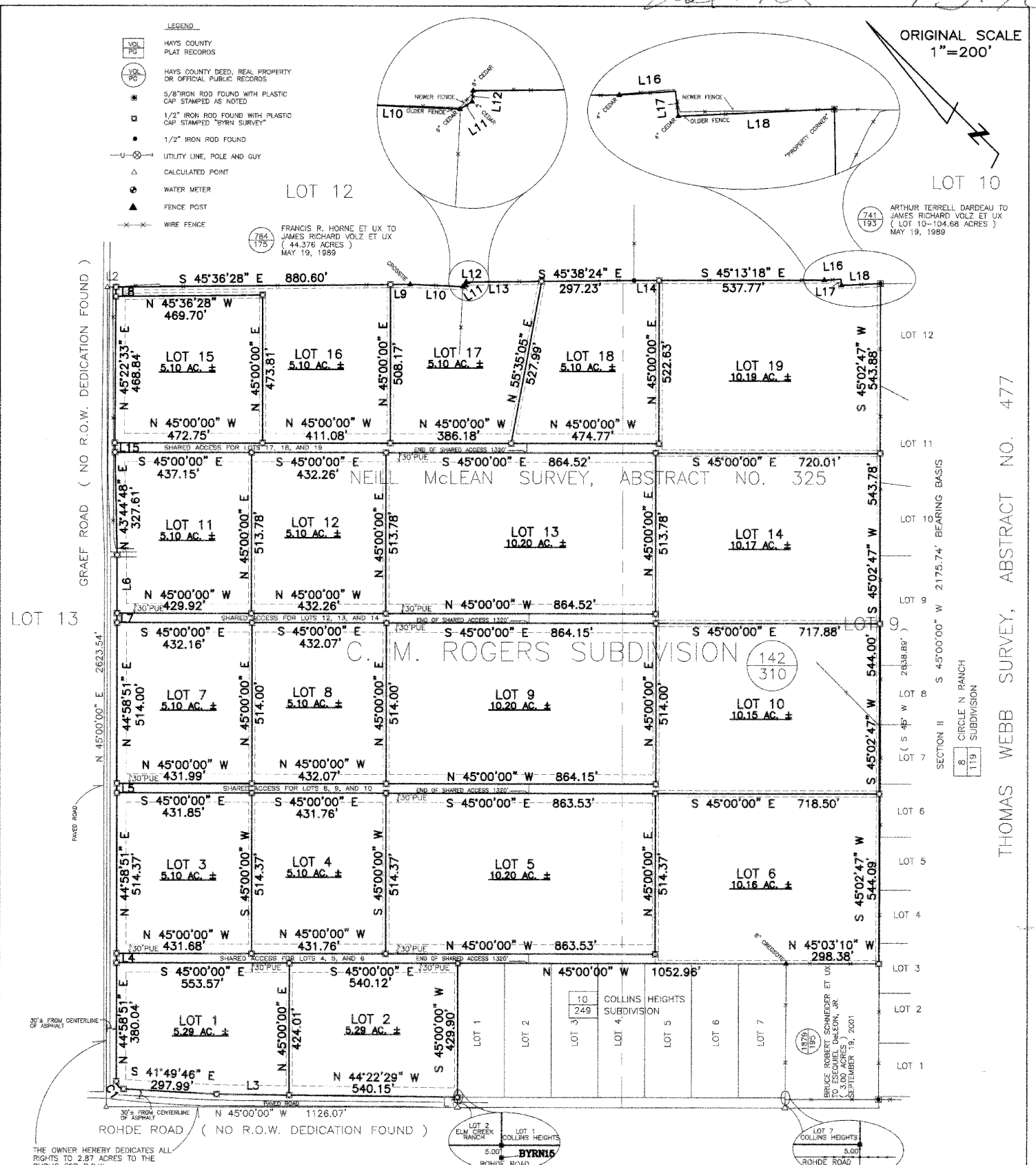


Vol. 12 PS. 50

- LEGEND**
- VOL PG HAYS COUNTY PLAT RECORDS
 - VOL PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED AS NOTED
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND
 - UTILITY LINE, POLE AND GUY
 - △ CALCULATED POINT
 - ⊙ WATER METER
 - ▲ FENCE POST
 - WIRE FENCE

ORIGINAL SCALE
1"=200'



ARMAND WELCH SURVEY, ABSTRACT NO. 494

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°00'00" W	32.97'
L2	S 45°36'28" E	27.41'
L3	N 44°22'29" W	232.31'
L4	N 44°58'51" E	30.00'
L5	N 44°58'51" E	30.00'
L6	N 44°58'51" E	186.25'
L7	N 44°58'51" E	30.00'
L8	N 44°58'51" E	30.00'
L9	S 45°36'28" E	62.61'
L10	S 42°32'57" E	168.00'
L11	S 76°57'46" E	11.17'
L12	N 50°53'51" E	8.78'
L13	S 45°38'24" E	242.34'
L14	S 45°13'18" E	80.58'
L15	N 43°44'48" E	30.00'
L16	S 48°59'51" E	45.18'
L17	S 38°48'26" W	20.12'
L18	S 47°45'21" E	125.40'

CURVE TABLE

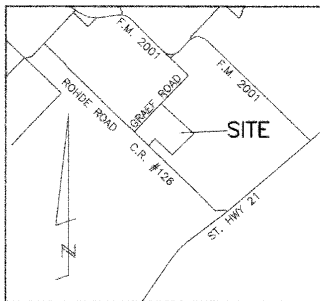
CURVE	DELTA	RADIUS	ARC	CHD. BRG.	CHD. DST.
C1	86°48'37"	25.00'	37.88'	S 01°34'33" W	34.36'

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
1115 HIGHWAY 80 EAST
P.O. BOX 443
SAN MARCOS, TEXAS 78666
(512) 396-2270

CLIENT: PATE, S.
DATE: APRIL 13, 2004
OFFICE: BRYANT
CREW: EVERETT, DAVIDSON, C. SMITH
FB/PG: 595/49
PLAT NO.: S 25807-04-c

PLAT OF
ELM CREEK RANCH
BEING 132.85 ACRES ± IN THE NEILL McLEAN
SURVEY, ABSTRACT NO. 325, HAYS COUNTY, TEXAS

THOMAS WEBB SURVEY, ABSTRACT NO. 477



VICINITY MAP--NOT TO SCALE

- FENCES MEANDER.
- BEARINGS, DISTANCES, AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0140E, DATED FEBRUARY 19, 1998, THIS TRACT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
- THIS TRACT IS SUBJECT TO A 10' WATERLINE EASEMENT "A" STRIP OF LAND TEN FEET IN WIDTH WITH THE CENTER LINE THEREOF BEING THE PIPE LINE AS INSTALLED FROM OTTO GRAFT ET UX TO GOFORTH WATER SUPPLY CORPORATION RECORDED IN VOLUME 229, PAGE 133 OF THE HAYS COUNTY DEED RECORDS.
- THE CONTOUR LINES SHOWN WERE SCALED FROM THE U.S.G.S. MAP OF BUDA AND ARE APPROXIMATE ONLY.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OR THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF NEDERWALD.

ALL LOTS SERVED BY SHARED ACCESS DRIVEWAY ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT AND IF ANY OTHER DEVELOPMENT OF A DWELLING UNIT OCCURS ON ANY OF THE LOTS OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY, THEN SUCH NEW DWELLING UNIT MUST BE CONSTRUCTED ON A SEPARATELY PLATTED LOT WITH DIRECT FRONTAGE ONTO AND PHYSICAL ACCESS TO A PERMITTED STREET PRIOR TO CONSTRUCTION OF THE DWELLING UNIT. A DUPLEX WILL NOT BE CONSIDERED A SINGLE FAMILY RESIDENCE FOR PURPOSES OF THIS SUB-PARAGRAPH.

THE HOMEOWNERS OF THE SINGLE FAMILY RESIDENCES OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE DRIVEWAY INCLUDING MAINTAINING ANY DRAINAGE STRUCTURES ASSOCIATED WITH THE DRIVEWAY. THE DRIVEWAY MUST BE MAINTAINED AT ALL TIMES IN A CONDITION THAT WILL PERMIT UNENCUMBERED VEHICULAR ACCESS BY EMERGENCY VEHICLES.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

"IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY SUBDIVISION REGULATIONS."

UTILITIES:
ELECTRIC--PEDERNALES ELECTRIC COOPERATIVE
TELEPHONE--SOUTHWESTERN BELL
SEWER--INDIVIDUAL ON-SITE SEWAGE FACILITIES
WATER--GOFORTH WATER SUPPLY CORP.

THERE ARE INCLUDED WITHIN THIS PROPOSED SUBDIVISION, NINETEEN (19) LOTS WITH A MEAN AVERAGE SIZE OF 6.99 ACRES. SEVEN LOTS LARGER THAN TEN ACRES AND TWELVE (12) LOTS LARGER THAN FIVE (5) ACRES AND SMALLER THAN TEN (10) ACRES.

ALL DRIVEWAYS WITHIN THE RIGHT OF WAY OF A PERMITTED STREET SHALL HAVE A MINIMUM DRIVEWAY CULVERT SIZE OF EIGHTEEN INCHES.

PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT
30' ALONG ALL PUBLIC ROAD RIGHT OF WAYS AND SHARED ACCESS EASEMENTS AND 10' INSIDE ALL OTHER PROPERTY LINES AS SHOWN HEREON.

BYRNIA	1/2" IRON ROD FOUND IN FENCE	N=1,915,680.0745 E=2,360,441.2741
BYRNIS	1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "BYRN SURVEY"	N=1,910,405.7679 E=2,359,682.2789

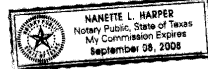
KNOW ALL MEN BY THESE PRESENTS: THAT WHITE BLUFF INVESTMENTS, LTD. WHO'S ADDRESS IS 8201 GUADALUPE STREET, AUSTIN, TEXAS 78752, OWNER OF 135.81 ACRES OUT OF THE NEILL McLEAN SURVEY, ABSTRACT NO. 325, AS CONVEYED BY DEED DATED JUNE 17, 2004, AND RECORDED IN VOLUME 2501, PAGE 146, OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DOES HEREBY SUBDIVIDE 132.85 ACRES OF LAND IN THE NEILL McLEAN SURVEY, ABSTRACT NO. 325, TO BE KNOWN AS ELM CREEK RANCH, IN ACCORDANCE WITH THE PLAT SHOWN HEREON.

WITNESS MY HAND, THIS THE 3RD DAY OF October, A.D. 2004

WHITE BLUFF INVESTMENTS, LTD.
BY: WHITE BLUFF DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
STEWART PATE, MANAGER

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stewart P. Pate 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 CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3RD DAY OF October, A.D. 2004.



NOTARY PUBLIC IN AND FOR
COUNTY, TEXAS
TERM EXPIRES: 9-8-08

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 14 DAY OF Sept, A.D. 2004, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 1, PAGE 83.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 14 DAY OF Sept, A.D. 2004.

JIM POWERS
COUNTY JUDGE
HAYS COUNTY, TEXAS



LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF November, A.D. 2004, AT 11:25 O'CLOCK A.M., AND DULY RECORDED THE 29 DAY OF November, 2004, AT 11:25 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 12, PAGE 90-91.
WITNESS MY HAND AND SEAL OF OFFICE THIS THE 29 DAY OF November, A.D. 2004.



LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM DUE TO THE NECESSITY OF WATER SUPPLIES AND DIMINISHING WATER QUALITY. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE HAYS COUNTY HEALTH DEPARTMENT. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PRIVATE WATER MAIN OR APPROVED COMMUNITY WATER SUPPLY SYSTEM. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ALLEN G. WALTHER, DIRECTOR
HAYS COUNTY FLOODPLAIN ADMINISTRATOR
HAYS COUNTY ENVIRONMENTAL HEALTH

GOFORTH WATER SUPPLY CORPORATION, AN APPROVED PUBLIC WATER SUPPLY SYSTEM HAS ADEQUATE QUANTITY TO SUPPLY THE SUBDIVISION AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICE TO EACH LOT IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

GENERAL MANAGER
GOFORTH WATER SUPPLY CORPORATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY ABILITY AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND WITH MY DIRECT SUPERVISION.

KYLE SMITH, R.P.L.S. #5307



BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
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P.O. BOX 1433
SAN MARCOS, TEXAS 78666
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PLAT OF ELM CREEK RANCH

BEING 132.85 ACRES ± IN THE NEILL McLEAN SURVEY, ABSTRACT NO. 325, HAYS COUNTY, TEXAS

CLIENT: PATE, S.
DATE: APRIL 13, 2004
OFFICE: BRYANT
CREW: EVERETT, DAVIDSON, C. SMITH
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PLAT NO.: S 25807-04-c