

SUBDIVISION PLAT OF SEVEN FALLS RANCH GILLESPIE COUNTY, TEXAS

BEING A 756.478 ACRE RESUBDIVISION TRACT OF THAT 829.730 ACRE TRACT SITUATED IN THE HILLS OF SEVEN FALLS, L.L.C. BY DEED RECORDED IN VOLUME 589 AT PAGE 540 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OR LIENHOLDER OF THE PROPERTY HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND BEAR THE COSTS OF THE SURVEY AND THE PREPARATION OF THIS PLAT AND PRINTING AND PUBLISHING THE SAME ON BEHALF OF THE PURPOSERS THEREIN STATED. 5/30/2002

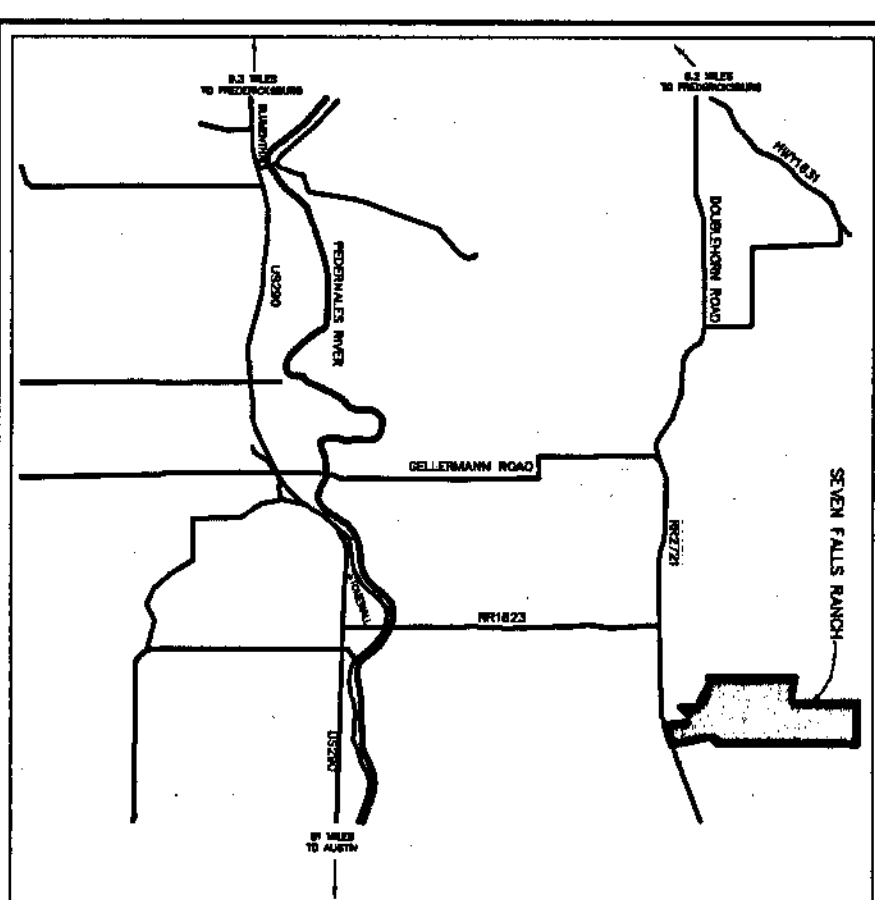
STATE OF TEXAS COUNTY OF GILLESPIE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF May, 2002 by Diana Anderson. GALE MILLER, Notary Public in and for the State of Texas, My Comm. Exp. 04/28/04

STATE OF TEXAS COUNTY OF GILLESPIE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY of June, 2002 by Don & Margaret. KATHARIN DUCKER, Notary Public in and for the State of Texas, My Comm. Exp. 07/26/03

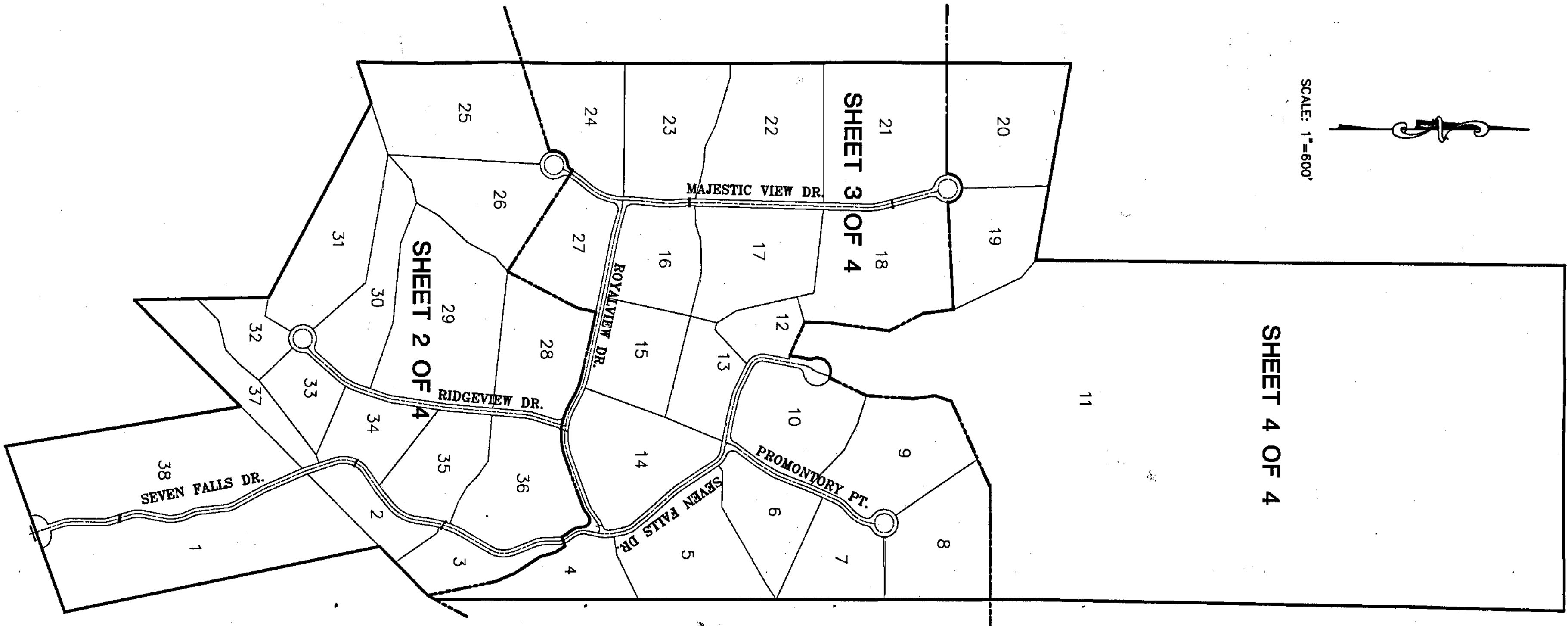
STATE OF TEXAS COUNTY OF GILLESPIE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, 2002. DONALD MADDEN, Notary Public, Bear County, Texas

STATE OF TEXAS COUNTY OF GILLESPIE SPOKE TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF June, 2002. DONALD MADDEN, Notary Public, Bear County, Texas

STATE OF TEXAS COUNTY OF GILLESPIE ATTEST: County Clerk, Gillespie County, Texas



LOCATION MAP



SCALE: 1"=600'

Table with columns: CURVE, BEARING, ARC LENGTH, TANGENT, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. It lists detailed survey data for 38 lots.

UTILITY EASEMENTS (ELECTRIC, GAS, TELEPHONE, CABLE TV) Grantor hereby grants to Central Texas Electric Cooperative, Inc., a corporation whose... Post Office address is Fredericksburg, Texas, General Telephone... and their successors or assigns on easements as follows:

When deemed necessary by the utility to support within said easement and the right... to install wires and/or cables over some portion of said road and/or tracts not... included in this plat, the grantor hereby grants to the utility the right to use... any and all of the above described easements for the purpose of installing, maintaining...

- NOTES 1. TYPICAL BUILDING SETBACKS (ALL LOTS) = 75' (ALL SIDES) 2. 75' S.C.S. = 75' SANITARY CONTROL SETBACK (ALL LOTS) 3. BASIS OF BEARING: WEST PROPERTY LINE 4. ACCESS EASEMENTS ARE ALSO UTILITY, DRAINAGE AND SERVICE 5. 1/2" HIGH ROADS SET AT ALL OTHER LOT CORNERS. 6. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE FEMA 100 YEAR FLOOD PLAIN. THE 100 YEAR FLOOD PLANS ARE BY HALLENBERGER ENGINEERS AND ARCHITECTS, L.P., 1522 SR VINTERS, SAN ANTONIO, TEXAS 78248

DRAWN BY: R.C.C. MAY 24, 2002 JOB NO: 99707 SHEET NO. 01 OF 04 HALLENBERGER ENGINEERING, L.P. ENGINEERS ARCHITECTS AND LAND SURVEYORS 1522 SR VINTERS, SAN ANTONIO, TEXAS 78248 (800) 345-6371 FILE: 9707PLA1.DWG

Notary seals and signatures for GALE MILLER, KATHARIN DUCKER, DONALD MADDEN, and DONALD MADDEN. Includes state notary public seals and handwritten signatures.

**SEVEN FALLS RANCH
GILLESPIE COUNTY, TEXAS**

BEING A 756.4176 ACRE BEAUMONT TRACT OF THAT 890.200 ACRE TRACT SITUATED IN THE AMBERGRO ROBINSON SURVEY, NO. 5, ABSTRACT NO. 570 AND CONVEYED TO THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OR LEASHOLDER OF THE PROPERTY HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHING THE PUBLIC RECORDS FOR THE LOTS, STREETS AND EASEMENTS AS SHOWN ON SAID PLAN FOR THE PURPOSES THEREIN STATED.

5/30/2008
6/7/2008
KATHRYN DUECKER
Notary Public in and for the State of Texas
My Comm. Exp. 07/20/2010

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30 DAY OF May, 2008 BY *Don Jackson*
KATHRYN DUECKER
Notary Public in and for the State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF June, 2008 BY *Don Jackson*
KATHRYN DUECKER
Notary Public in and for the State of Texas
My Commission Expires: _____

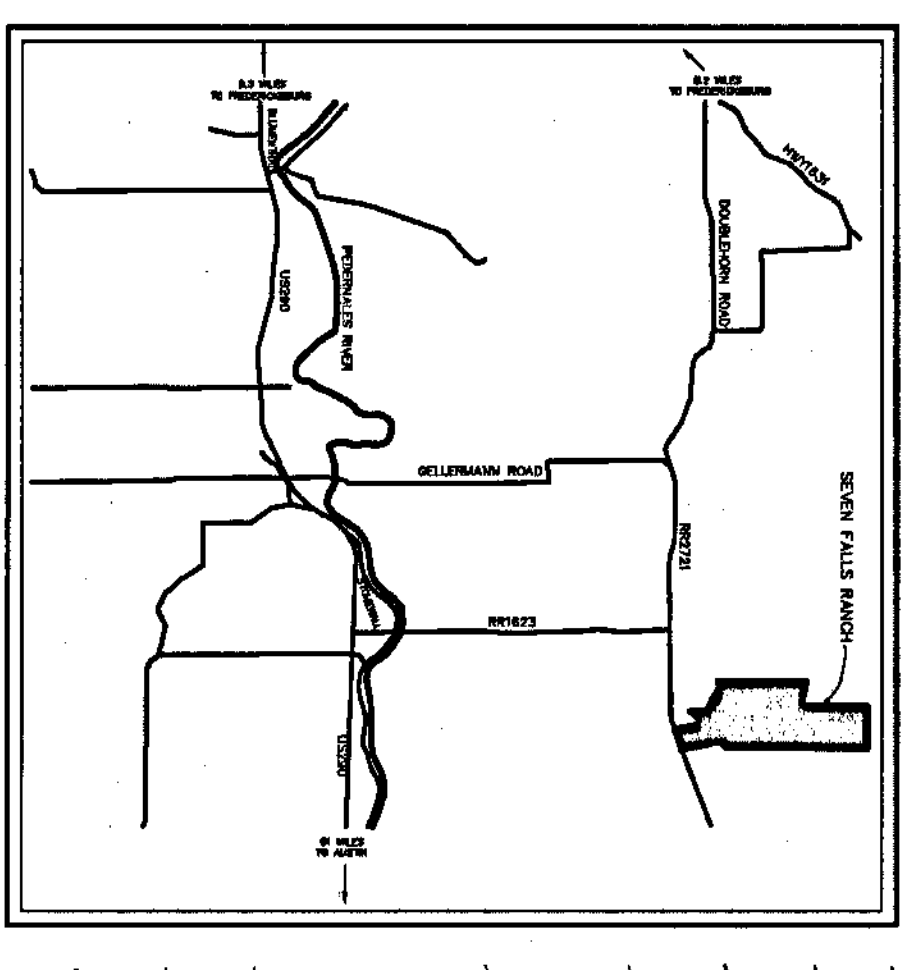
STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF June, A.D. 2008
DON JACKSON
Notary Public, Beaux County, Texas

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF June, A.D. 2008
DON JACKSON
Notary Public, Beaux County, Texas

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF June, A.D. 2008
DON JACKSON
Notary Public, Beaux County, Texas

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF June, A.D. 2008
DON JACKSON
Notary Public, Beaux County, Texas

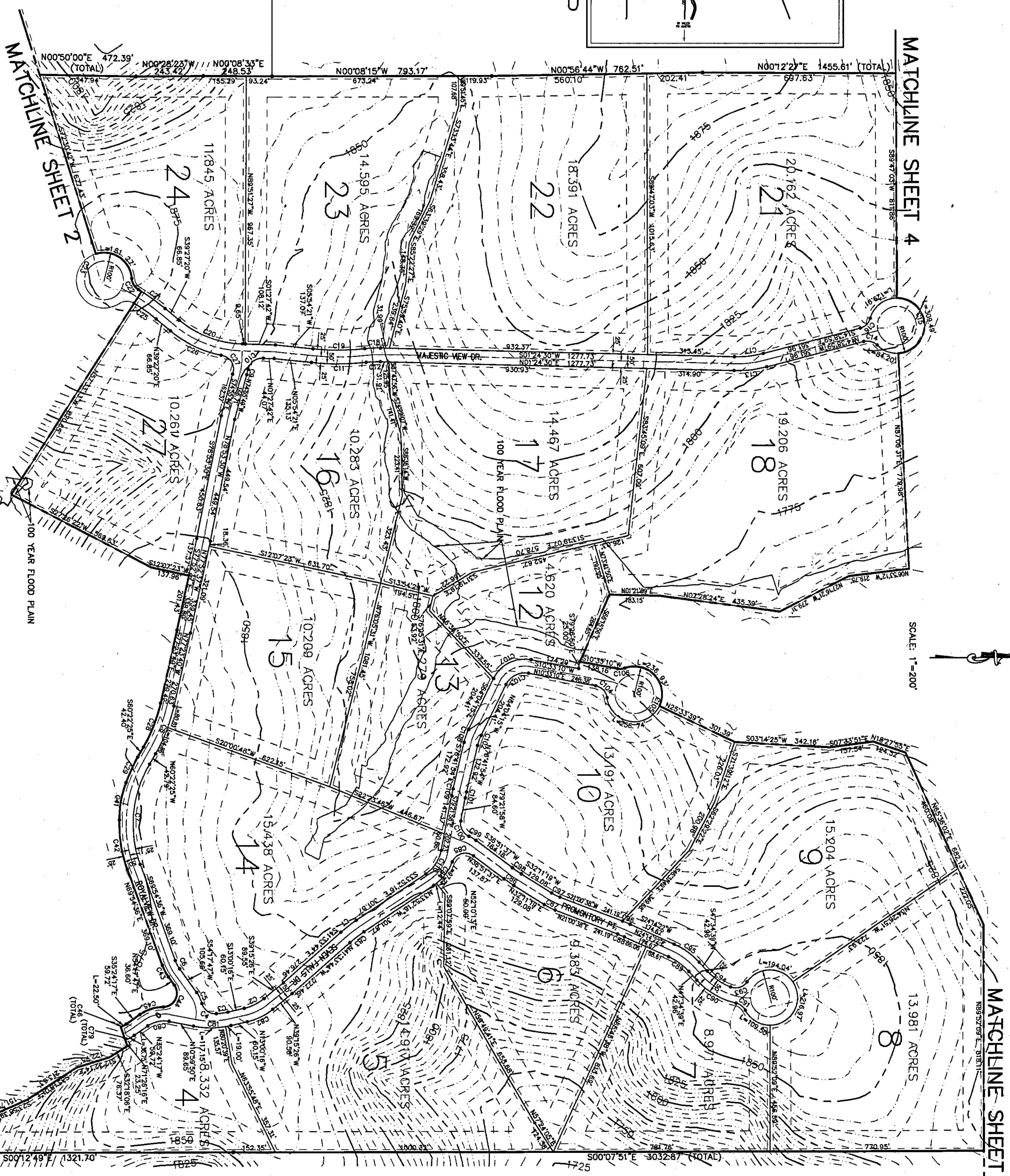
STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF June, A.D. 2008
DON JACKSON
Notary Public, Beaux County, Texas



LOCATION MAP

LYNDON G. WAHRMUND

268.28 ACRES
JAMES B. HATCHETTE
VOL. 107, PG. 335 D.R.



SCALE: 1"=200'

450.52 ACRES
DON JACKSON TRACT
VOL. 111, PG. 203 D.R.

MATCHLINE SHEET 2

MATCHLINE SHEET 4

UTILITY EASEMENTS
(ELECTRIC, GAS, TELEPHONE, CABLE TV)
Granted unto Central Texas Electric Cooperative, Inc., a corporation whose Post Office address is Fredericksburg, Texas, General Telephone and other successors or assigns on easements as follows:
Grantee hereby grants perpetual easements for the installation and maintenance of utility and of necessary appurtenances thereon, where indicated in the plat, to the utility company named herein, and in the event of the power lines, and other lines of all gas and/or other utility companies, and in the event of all streets, boulevards, lanes, drives, and roads, where property lines of individual lots are shown, to the utility company named herein, and in the event of (27) along the entire perimeter (boundary) of said subdivision and with the authority to place, construct, operate, maintain, relocate, and replace thereon an electric distribution line or system. The easement rights herein reserved includes the privilege of conducting any support cables or other devices outside said easement.

To install above and/or cables over any portion of said lots and/or tracts of land within said easement so long as such items do not prevent the construction or use of any building on any of the lots and/or tracts of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the utility lines or equipment of the utility company named herein. The owner of the lot except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all rights of access to the easement areas, and the right from time to time to cut and remove any trees, shrubs, or other obstructions that may hinder, endanger or interfere with the installation, operation, maintenance, relocation, or replacement of any utility lines or equipment. The utility company shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction, installation, operation, maintenance, relocation, or replacement of utility lines or equipment, but not limited to electric, gas, telephone, & cable TV.

- NOTE:
SEE SHEET 1 OF 4 FOR CURVE INFORMATION.
1. TYPICAL BUILDING SETBACKS (ALL LOTS) = 75' (ALL SIDES)
 2. 75' S.C.S. = 75' SANITARY CONTROL SETBACK (ALL LOTS)
 3. BASIS OF BEARING: WEST PROPERTY LINE
 4. ALL PUBLIC STREETS ARE ALSO UTILITY, DRAINAGE, AND SERVICE
 5. 1/2" FROM ROADS SET AT ALL OTHER LOT CORNERS
 6. FLOOD PLAN: THE 100 YEAR FLOOD PLANS ARE BY HALLEMBERGER ENGINEERING, L.C.

GRAND BR., R.C.C.
MAY 24, 2008
JOB NO. 99707 SHEET NO. 03 OF 04
HALLEMBERGER ENGINEERING, L.C.
ENGINEERS
PLANNERS
SURVEYORS
SINCE 1911
FILE: 9707P/LA/DWG

FILED FOR RECORD AT 10:44 O'CLOCK A.M. THIS 2nd DAY OF August, 2008, A.D., ON PAGE 119 VOLUME 22 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
Don Jackson
COUNTY CLERK
GILLESPIE COUNTY, TEXAS

SUBDIVISION PLAT OF
SEVEN FALLS RANCH
GILLESPIE COUNTY, TEXAS

BEING A 756.4175 ACRE RESUBDIVISION TRACT OF THAT 699.700 ACRE TRACT SITUATED IN THE AMBROSIO RODRIGUEZ SURVEY NO. 8, ABSTRACT NO. 570 AND COMING TO THE HILLS OF SEVEN FALLS, L.L.C. BY DEED RECORDED IN VOLUME 389 AT PAGE 840 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

ATTN: *David N. Hill*
COUNTY CLERK
GILLESPIE COUNTY, TEXAS

ATTEST: *David N. Hill*
COUNTY CLERK
GILLESPIE COUNTY, TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PRINTED NAME OF NOTARY

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF June A.D. 2000
David Ann McKittrick
NOTARY PUBLIC, BEAVER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

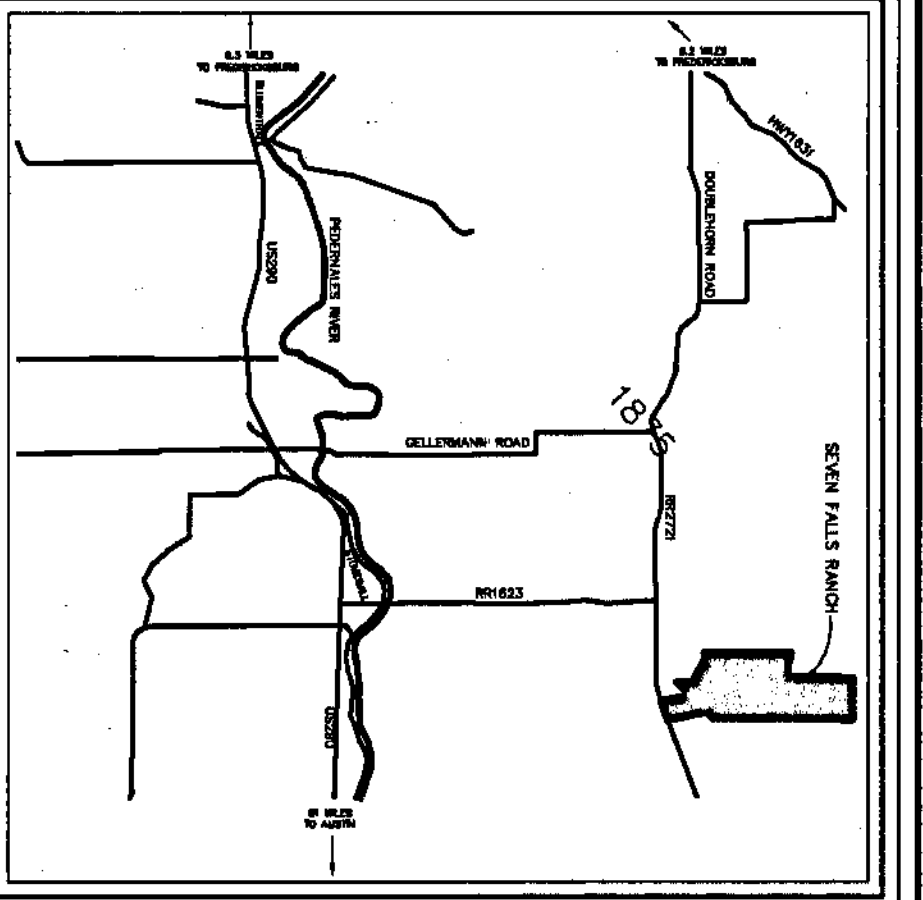
STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY

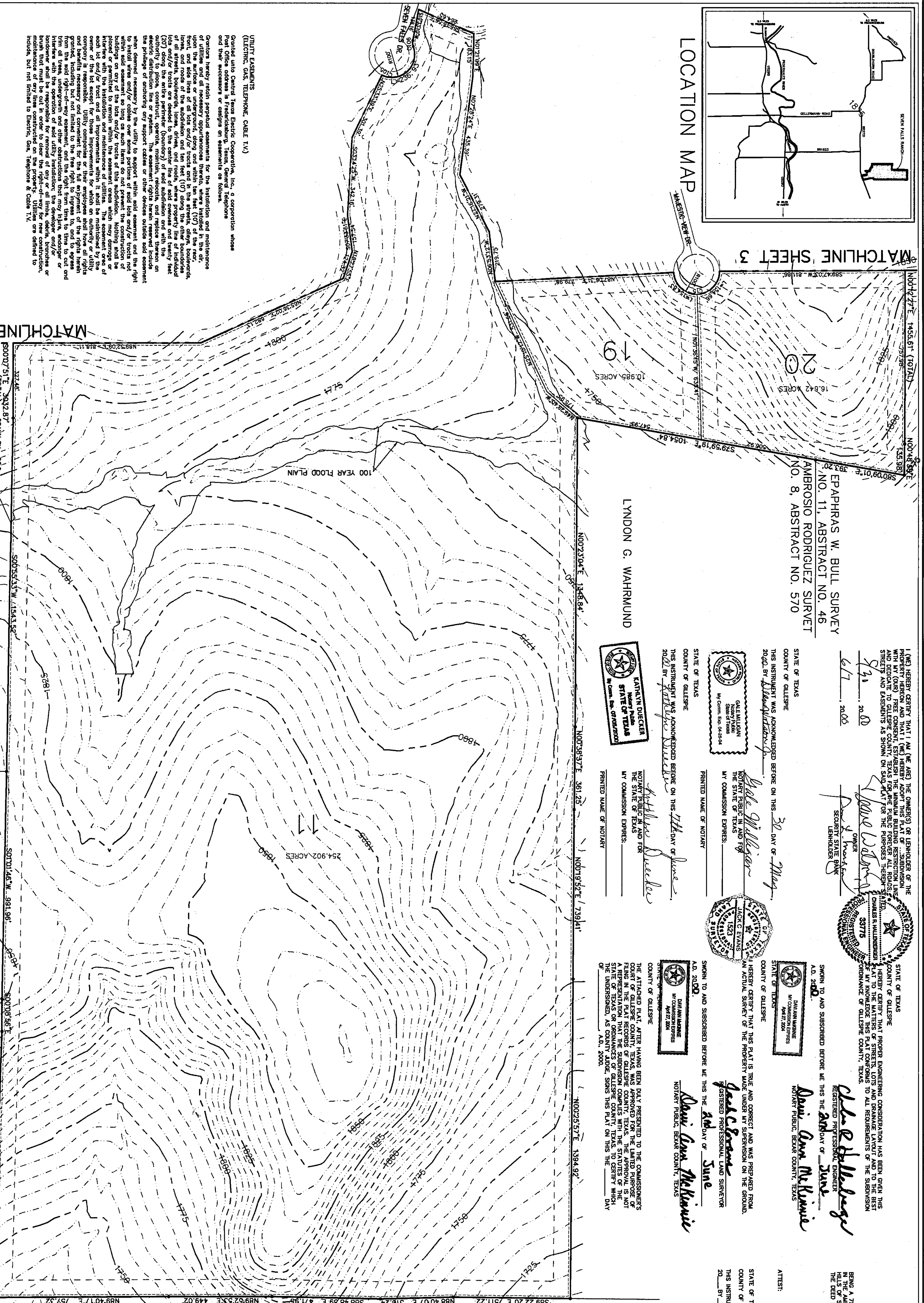
STATE OF TEXAS
COUNTY OF GILLESPIE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF June 2000 BY *James C. Wainwright*
PRINTED NAME OF NOTARY



LOCATION MAP

MATCHLINE SHEET 3

MATCHLINE SHEET 3



UTILITY EASEMENTS
(ELECTRIC, GAS, TELEPHONE, CABLE TV)
General Utility Central Texas Electric Cooperative, Inc., a corporation whose Post Office address is Fredericksburg, Texas, General Telephone and their successors or assigns on easements as follows:
General hereby relays proposed easements for the installation and maintenance of utilities and all necessary appurtenances thereon, where included in the plan, upon the surface or underground, along and within ten feet (10') of the rear, front, and side of each lot or tract and/or across any lot or tract, including easements for all streets, boulevards, lanes, drives, and roads, where property line of individual lots and/or tracts are deemed to be the center line of said easement and twenty feet (20') wide easements for electric, gas, telephone, and cable television. The easement rights herein reserved include the privilege of installing, maintaining, repairing, and replacing thereon an electric distribution line or system. The easement rights herein reserved include the privilege of installing, maintaining, repairing, and replacing thereon any other device outside said easement when deemed necessary by the utility to support within said easement and the right to install and maintain any other device within said easement and the right to install and maintain any other device 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. Nothing shall be construed to prevent the utility from installing, maintaining, repairing, and replacing any other device within the easement or from exercising any other right granted or permitted to remain within the easement, except as may be otherwise provided or permitted by the utility. The utility shall be notified by the owner of the lot except for those improvements for which an easement or utility easement is responsible. Utility companies or their employees shall have all rights granted, including but not limited to the free right to ingress to, and to egress from the said right-of-way easement, and the right from time to time to cut and remove any trees, shrubs, or other vegetation that may impede, endanger or interfere with the operation of said utility. The utility shall be responsible for any and all damage to any or all limbs, stems, branches or trunks that must be cut in order to clear the right-of-way for new construction, including, but not limited to Electric, Gas, Telephone & Cable TV.

- NOTE:
SEE SHEET 1 OF 4 FOR CURVE INFORMATION.
- NOTES:
1. TYPICAL BUILDING SETBACKS (ALL LOTS) = 75' (ALL SIDES)
2. 75' S.C.S. = 75' SANITARY CONTROL SETBACK (ALL LOTS)
3. BASIS OF BEARING: WEST PROPERTY LINE
4. ACCESS EASEMENTS ARE ALSO UTILITY, DRAINAGE, AND SERVICE
5. 1/2" IRON ROSS SET AT ALL OTHER LOT CORNERS.
6. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE FEMA 100 YEAR FLOOD PLAIN. THE 100 YEAR FLOOD PLAIN ARE BY HALLENBERGER ENGINEERING, L.C.

HALLENBERGER
ENGINEERING, L.C.
ENGINEERS
PLANNERS
SURVEYORS
450.52 ACRES
DON JACKSON TRACT
VOL. 111, PG. 203 D.R.

LAWRENCE W. NEBGEN
259.2 ACRES

LAWRENCE W. NEBGEN
259.2 ACRES

SCALE: 1"=200'



FILE: 9707PLATDWG

450.52 ACRES
DON JACKSON TRACT
VOL. 111, PG. 203 D.R.

LAWRENCE W. NEBGEN
259.2 ACRES