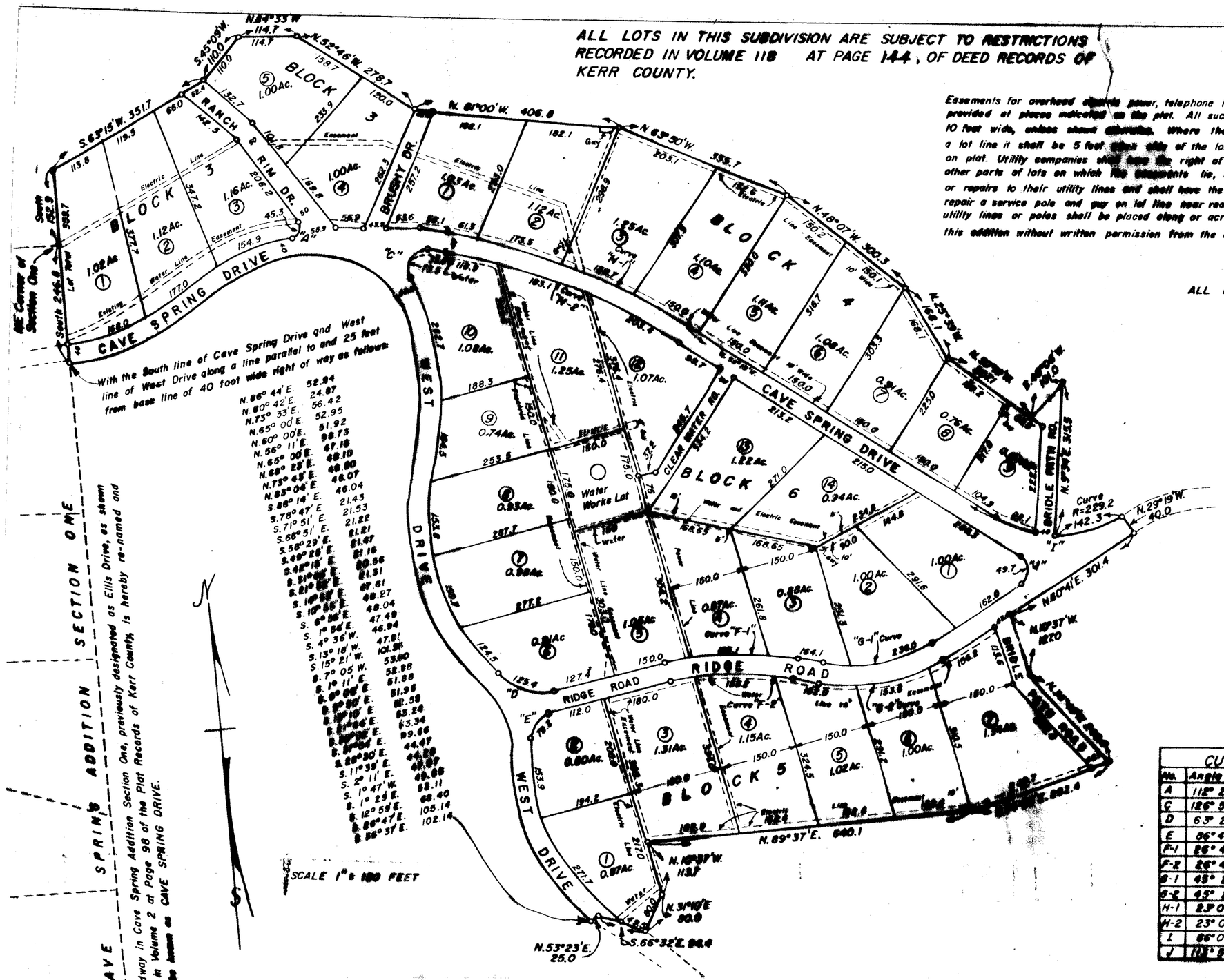
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 118 AT PAGE 144, OF DEED RECORDS OF KERR COUNTY.

Easements for overhead electric power, telephone lines and water lines are provided at places indicated on the plat. All such utility easements shall be 10 feet wide, unless shown otherwise. Where the centerline of easement follows a lot line it shall be 5 feet back from the lot line unless shown otherwise on plat. Utility companies will have the right of ingress and egress across other parts of lots on which the easements lie, in order to make installations or repairs to their utility lines and shall have the right to install, maintain and repair a service pole and guy on lot line near rear of residence. No overhead utility lines or poles shall be placed along or across any street or roadway in this addition without written permission from the developers.

ALL DISTANCES ARE IN FEET



CURVE DATA				
No.	Angle	Radius	Tangent	Length
A	118° 20'	23.1	34.5	45.3
C	126° 55'	33.2	68.8	73.5
D	63° 20'	113.1	70.0	125.4
E	06° 44'	52.4	45.5	79.3
F-1	28° 40'	573.0	135.8	266.6
F-2	26° 40'	533.0	126.3	248.0
G-1	48° 24'	279.5	119.8	227.0
G-2	45° 24'	310.5	136.9	259.4
H-1	23° 06'	1292.4	264.1	521.0
H-2	23° 06'	1852.4	255.9	504.9
I	86° 06'	229.2	149.1	264.4
J	113° 24'	32.3	49.7	64.2

FIELD NOTES FOR CAVE SPRING ADDITION SECTION TWO

All those certain tracts or parcels of land lying and being situated in the County of Kerr, State of Texas, comprising a total of 48.5 Acres of land out of Original Survey No. 1577, G.C.&S.F. Ry. Co., Abstract No. 905, patented to J.W. Snider and being more particularly described by metes and bounds as follows, to wit: Beginning at an iron stake marking the Northeast corner of Cave Spring Addition Section One, said corner being located 1835 feet North and 504 feet East from a SW corner of said Original Survey No. 1577 in the East line of Original Survey No. 630, H.P. Garrison; THENCE with the East line of Cave Spring Addition Section One, South 246.8 feet to an iron stake set where the East line of said South line of 40 foot wide right of way of a street known as Cave Spring Drive; THENCE with the meanders of the South line of proposed Cave Spring Drive and West line of proposed West Drive, along a line parallel to and 25 feet to the right of a meander line as stated along the center of existing pavement of said roads as follows: N.86°44'E. 52.94 feet, N.80°42'E. 24.87 feet, N.79°33'E. 56.42 feet, N.65°00'E. 51.92 feet, N.60°00'E. 47.16 feet, N.65°23'E. 48.10 feet, N.73°43'E. 40.89 feet, N.63°04'E. 48.07 feet, S.8°14'E. 46.04 feet, S.78°47' 21.43 feet, S.71°51'E. 21.53 feet, S.66°41'E. 21.22 feet, S.58°29'E. 21.47 feet, S.49°25'E. 21.47 feet, S.42°15'E. 21.16 feet, S.31°46'E. 20.98 feet, S.21°52'E. 21.18 feet, S.11°51'E. 47.61 feet, S.10°55'E. 48.27 feet, S.6°56'E. 48.04 feet, S.1°56'E. 47.69 feet, S.4°36'W. 46.94 feet, S.13°18'W. 47.61 feet, S.15°21'W. 101.35 feet, S.7°06'W. 53.80 feet, S.1°11'E. 52.86 feet, S.6°09'E. 51.88 feet, S.10°55'E. 48.27 feet, S.10°18'E. 98.59 feet, S.21°44'E. 53.24 feet, S.30°02'E. 55.94 feet, S.37°06'E. 99.66 feet, S.26°30'E. 46.49 feet, S.11°39'E. 44.28 feet, S.2°11'E. 47.07 feet, S.1°47'W. 49.85 feet, S.1°29'E. 53.11 feet, S.26°47'E. 108.14 feet, and S.38°37'E. 102.14 feet to an iron stake; THENCE N.83°03'E. 88.0 feet, to an iron spike in the center of the pavement; THENCE S.66°32'E. at 44.8 feet a point on the NE side of West Drive, a total distance of 94.4 feet to another page on NE side of West Drive; THENCE N.10°37'W. 115.7 feet; THENCE N.89°37'E. 640.1 feet; THENCE N.35°40'W. 240 feet; THENCE N.10°37'W. 187 feet; THENCE N.60°41'E. 304.4 feet; THENCE N.26°19'W. 40.0 feet; THENCE with the arc of a circular curve to the right having a radius of 229.2 feet for a distance of 142.3 feet; THENCE N.6°34'E. 315.5 feet; THENCE S.48°08'W. 101.0 feet; THENCE N.34°04'E. 207.1 feet; THENCE N.26°19'W. 40.0 feet; THENCE N.48°07'W. 300.3 feet; THENCE N.63°50'W. 355.7 feet; THENCE N.61°00'W. 406.8 feet; THENCE N.52°46'W. 278.7 feet; THENCE N.84°33'W. 114.7 feet; THENCE S.45°05'W. 100.0 feet; THENCE S.63°15'W. 351.7 feet; THENCE South 246.8 feet to the place of beginning.

I, Louis Domingues, Registered Professional Engineer, No. 1633, Registered Public Surveyor No. 222, a Licensed State Land Surveyor, and County Surveyor of Kerr County, Texas, do hereby certify that I made the survey represented by the plat on which this is inscribed, on the ground, according to law, and that this plat does truly represent the property in question. I certify that I set an iron stake at each corner of each lot, and I prepared the plat on which this is inscribed.

Louis Domingues
Louis Domingues
Registered Professional Engineer No. 1633
Registered Public Surveyor No. 222
Kerrville, Texas.

CERTIFICATE OF AUTHENTICATION AND DEDICATION

STATE OF TEXAS
COUNTY OF KERR Know all men by these presents that CAVE SPRING DEVELOPMENT CO., a Texas Corporation, being the owner of the herein described tract or tracts of land known as CAVE SPRING ADDITION, SECTION TWO, does hereby adopt the plat whereon this is inscribed as a subdivision of Kerr County, Texas, to be known as CAVE SPRING ADDITION, SECTION TWO, and does hereby dedicate to the Public, for public use forever, the streets shown hereon.
In witness whereof I, Ellis B. Colvin, President of Cave Spring Development Co., have affixed my hand at Houston, Texas, this 20th day of April A.D. 1964.

Ellis B. Colvin
Ellis B. Colvin, Pres.

Attest Glenn Petsch
Glenn Petsch Secy.

STATE OF TEXAS
COUNTY OF KERR Before me, the undersigned authority in and for said county, State of Texas, on this day personally appeared Ellis B. Colvin 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 and deed of Cave Spring Development Co., as President thereof and for the purposes and considerations therein expressed.
Given under my hand and seal of office, this 20th day of April A.D. 1964.

Margaret Blume
Margaret Blume
Notary Public, Kerr County, Texas

SUPPLEMENTAL CERTIFICATE

STATE OF TEXAS
COUNTY OF KERR Know all men by these presents, that we the undersigned persons now owners of Lot 9, Block 4, CAVE SPRING ADDITION, SECTION TWO, hereby adopt the plat whereon this is inscribed.
In witness whereof we have affixed our hands, this 13th day of April A.D. 1964.

E.E. Rhoads
E. E. Rhoads

Pauline Rhoads
Pauline Rhoads

STATE OF TEXAS
COUNTY OF KERR Before me, the undersigned authority, in and for said County, State of Texas, on this day personally appeared E.E. Rhoads and Pauline Rhoads his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for purposes and consideration therein expressed, and the said Pauline Rhoads wife of the said E. E. Rhoads having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Pauline Rhoads acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.
Given under my hand and seal of office, this 13th day of April A.D. 1964.

Margaret Blume
Margaret Blume
Notary Public, Kerr County, Texas.

Approved by the Commissioners Court of Kerr County, Texas, on the 20th day of April A.D. 1964, by order No. 9711 of said Court and was filed for record on the 21st day of April A.D. 1964, at 3:00 o'clock P.M. and recorded on the 21st day of April A.D. 1964, at 3:15 o'clock P.M. in Volume 3 at page 2 of Plat Records of Kerr County, Texas.

Emmie M. Muenker
Emmie M. Muenker
County Clerk of Kerr County, Texas

Block 3 - 5 LOTS
Block 4 - 1 LOTS
Block 5 - 7 LOTS
Block 6 - 14
35 TOTAL

FEB-10-2015

PLAT OF
CAVE SPRING ADDITION
SECTION TWO
A SUBDIVISION OF
SURVEY NO. 1577, G.C.&S.F. RY. CO.
ABST. NO. 905
KERR COUNTY, TEXAS
SCALE 1" = 150 FEET APRIL 13th, 1964.