

This plat of Cave Spring Addition, Section Five, Phase One, has been submitted to and consideration by the County Commissioners' Court of Kerr County, Texas, and is hereby approved by such court.

The designated County Official of Kerr County hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations of the County as to which his approval is required.

#08493  
VOLUME 5 PAGE 164

**CERTIFICATION OF AUTHENTICATION:**  
THE STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS, THAT, CANYON SPRINGS RANCH, INC., a Texas Corporation, does hereby adopt this Correction Plat wherein this is inscribed, known as CAVE SPRING ADDITION, SECTION FIVE, PHASE ONE.  
IN WITNESS WHEREOF, I, Walter B. Hailey, Jr., President, of Canyon Springs Ranch, Inc., have affixed my hand of office at Kerrville, Texas, this 2nd day of July, A.D., 1985.  
*Walter B. Hailey, Jr.*  
Walter B. Hailey, Jr., President  
CANYON SPRINGS RANCH, INC.

THE STATE OF TEXAS: BEFORE ME, THE UNDERSIGNED AUTHORITY, in and for said County, State of Texas, on this day personally appeared WALTER B. HAILEY, JR., 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 CANYON SPRINGS RANCH, INC., as President thereof, for the purposes and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of July, A.D., 1985.  
*D. J. Winn*  
D. J. Winn, Notary Public  
Kerr County, Texas  
My Commission Expires: August 20, 1988

**DESCRIPTION**  
This Subdivision, known as CAVE SPRING ADDITION SECTION FIVE, PHASE ONE, comprises tracts 1 through 14, Block "A", tracts 1 through 22, Block B, tracts 1 through 12, Block "C", tracts 1 through 6, Block "D", comprising 51.09 acres in tracts, 3.62 acres in road right-of-ways (excluding road easement), a total of 57.7 acres out of Original Survey No 1621, T.W.N.G.R.R. Co., Certificate No. 0/531, Abstract No. 806.

Road right-of-way widths are as indicated.

**UTILITY EASEMENT**  
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 east line of all tracts. Additional easement or 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.  
All tracts along the Northwest side are subject to an easement 30 feet wide for existing L.C.R.A. Electric power line. An easement for roadway and utilities is retained and provided across tract 2 and 3, Block "A" as indicated.

KNOW ALL MEN BY THESE PRESENTS:  
That Domingues & Associates, Inc., Charles B. Domingues, President, Registered Public Surveyor No. 1713, and Louis Domingues, Vice-President, Registered Professional Engineer No. 1633, Registered Public Surveyor No. 222, and a Licensed State Land Surveyor, does hereby certify that we made an actual and accurate survey on the ground of the hereon platted land and that the corner monuments shown hereon were placed on the ground.  
*Charles B. Domingues*  
Charles B. Domingues  
Registered Public Surveyor No. 1713  
609 Sidney Baker Street  
Kerrville, Texas 78028  
Telephone (512) 896-6900  
Louis Domingues  
Registered Professional Engineer No. 1633  
Registered Public Surveyor No. 222

Approved by the Commissioners Court of Kerr County, Texas, on the 21st day of July, A.D. 1985 by Order No. 1617 of said Court and was filed for record on the 11th day of July, A.D. 1985 at 3:44 o'clock P.M. and was recorded on the 11th day of July, A.D. 1985 at 3:47 o'clock P.M. in Volume 5 at Page 164 of the Plat Records of Kerr County, Texas.  
*Patricia Dye*  
Patricia Dye  
County Clerk of Kerr County, Texas

**CORRECTION PLAT OF**  
**CAVE SPRING ADDITION**  
**SECTION FIVE PHASE ONE**  
**KERR COUNTY, TEXAS**  
**SCALE 1"=100 FEET**  
**JULY 2, 1985**

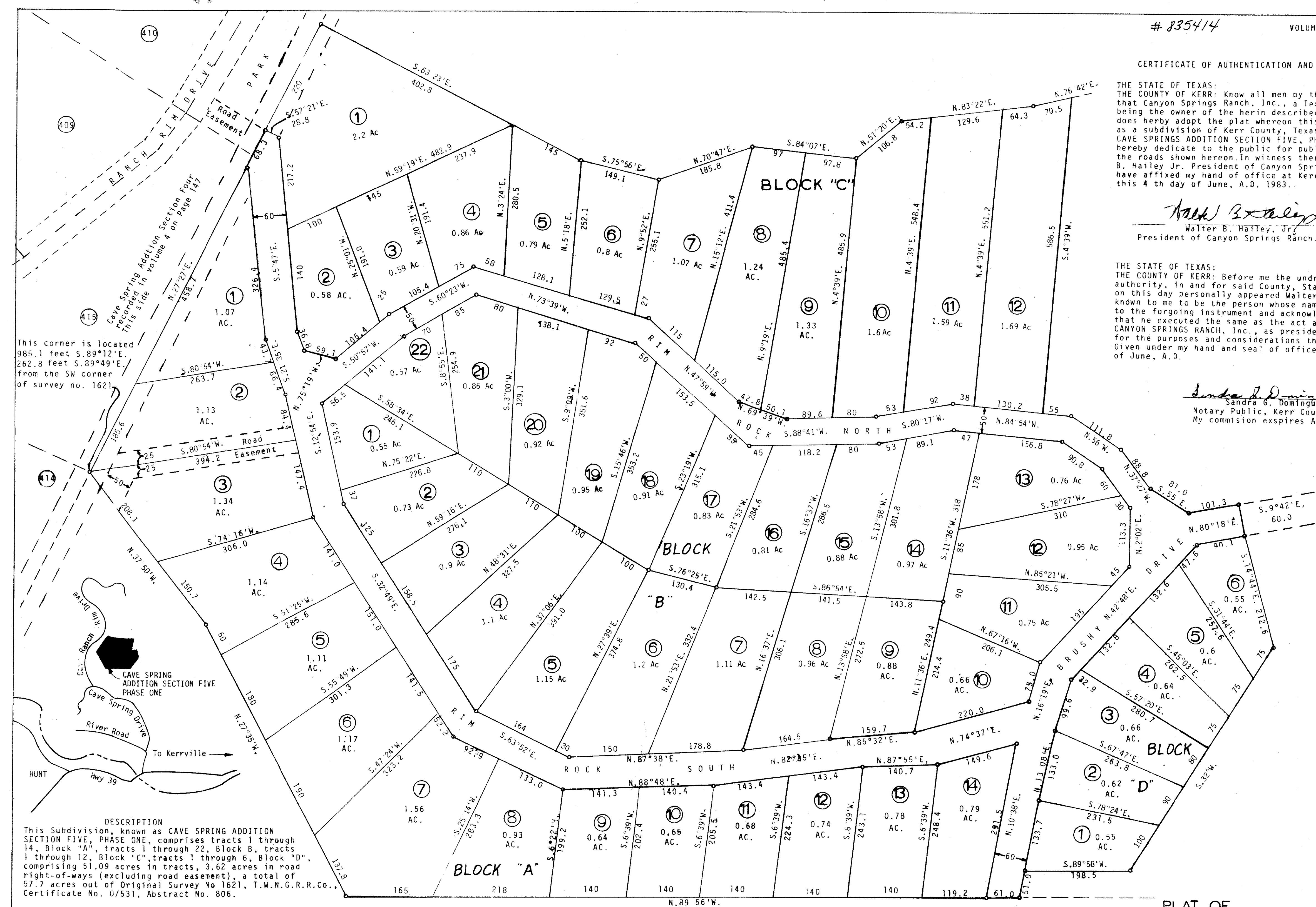
CERTIFICATE OF AUTHENTICATION AND DEDICATION

THE STATE OF TEXAS:  
THE COUNTY OF KERR: Know all men by these presents, that Canyon Springs Ranch, Inc., a Texas corporation, 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 CAVE SPRINGS ADDITION SECTION FIVE, PHASE ONE, and do hereby dedicate to the public for public use forever, the roads shown hereon. In witness thereof, I, Walter B. Hailey, Jr., President of Canyon Springs Ranch, Inc., have affixed my hand and office at Kerrville, Texas, this 4th day of June, A.D. 1983.

*Walter B. Hailey, Jr.*  
Walter B. Hailey, Jr.  
President of Canyon Springs Ranch, Inc.

THE STATE OF TEXAS:  
THE COUNTY OF KERR: Before me the undersigned authority, in and for said County, State of Texas, on this day personally appeared Walter B. Hailey, Jr., 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 CANYON SPRINGS RANCH, Inc., as president thereof, for the purposes and considerations therein expressed. Given under my hand and seal of office this 4th day of June, A.D.

*Sandra G. Domingues*  
Sandra G. Domingues  
Notary Public, Kerr County, Texas  
My commission expires August 11, 1984



**DESCRIPTION**  
This Subdivision, known as CAVE SPRING ADDITION SECTION FIVE, PHASE ONE, comprises tracts 1 through 14, Block "A", tracts 1 through 22, Block "B", tracts 1 through 12, Block "C", tracts 1 through 6, Block "D", comprising 51.09 acres in tracts, 3.62 acres in road right-of-ways (excluding road easement), a total of 57.7 acres out of Original Survey No. 1621, T.W.N.G.R.R.Co., Certificate No. 0/531, Abstract No. 806.

Road right-of-way widths are as indicated.

**UTILITY EASEMENT**  
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. Additional easement or 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.

All tracts along the Southeast side are subject to an easement 30 feet wide for existing L.C.R.A. Electric power line. An easement for roadway and utilities is retained and provided for Block 2 and 3, Block "A" as indicated.

KNOW ALL MEN BY THESE PRESENTS:  
That Domingues & Associates, Inc., Charles B. Domingues, President, Registered Public Surveyor No. 1713, and Louis Domingues, Vice-President, Registered Professional Engineer No. 1633, Registered Public Surveyor No. 222, and a Licensed State Land Surveyor, does hereby certify that we made an actual and accurate survey on the ground of the hereon platted land and that the corner monuments shown hereon were placed on the ground.

*Charles B. Domingues*  
Charles B. Domingues  
Registered Public Surveyor No. 1713  
609 Sidney Baker Street  
Kerrville, Texas 78028  
Telephone (512) 896-6900

*Louis Domingues*  
Louis Domingues  
Registered Professional Engineer No. 1633  
Registered Public Surveyor No. 222

Approved by the Commissioners Court of Kerr County, Texas, on the 11th day of July, A.D. 1983 by Order No. 15095 of said Court and was filed for record on the 13th day of July, A.D. 1983 at 4:00 o'clock P.M. and was recorded on the 13th day of July, A.D. 1983 at 4:20 o'clock P.M. in Volume 5 at Page 19 of the Plat Records of Kerr County, Texas.

*Patricia Dye*  
Patricia Dye  
County Clerk of Kerr County, Texas

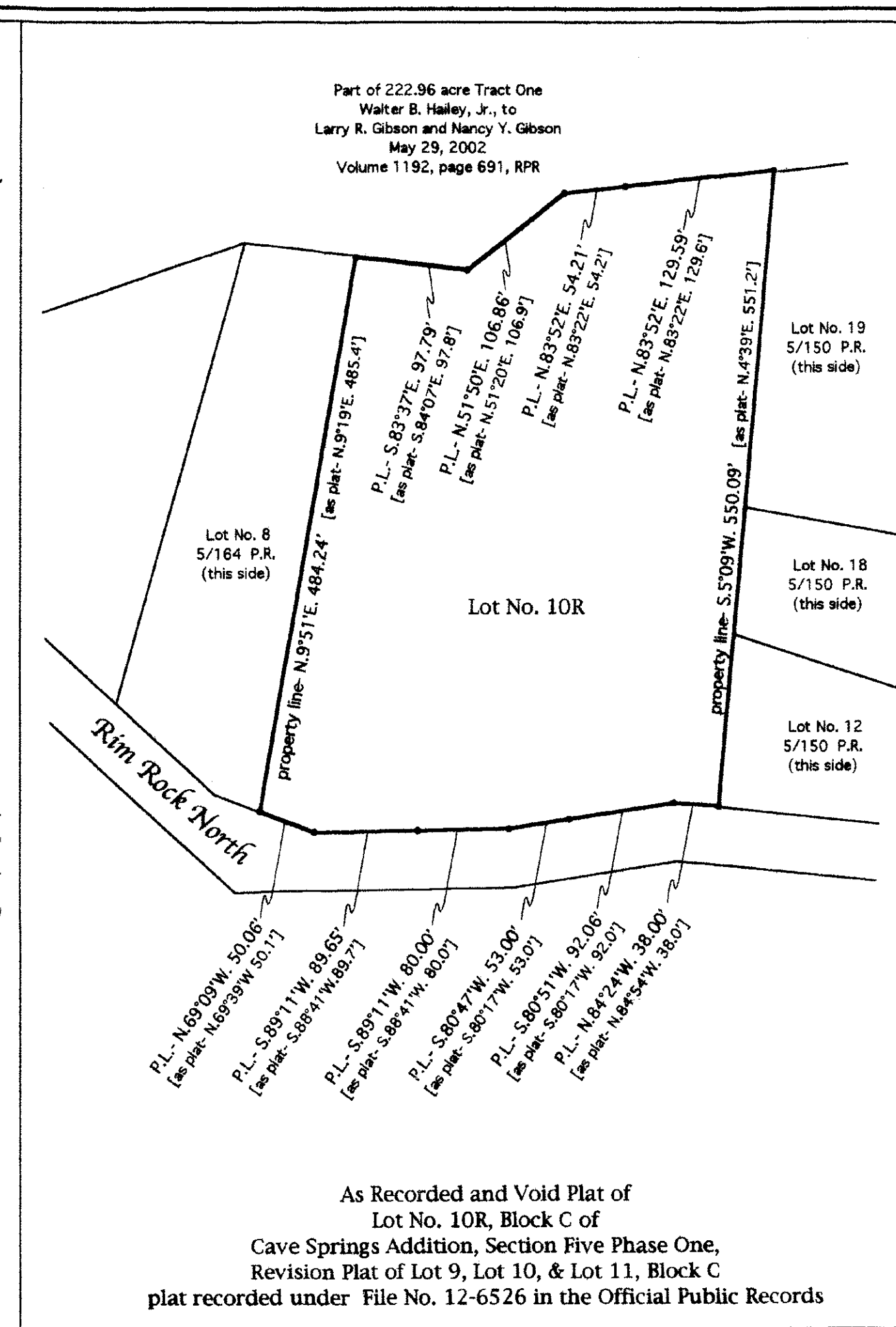
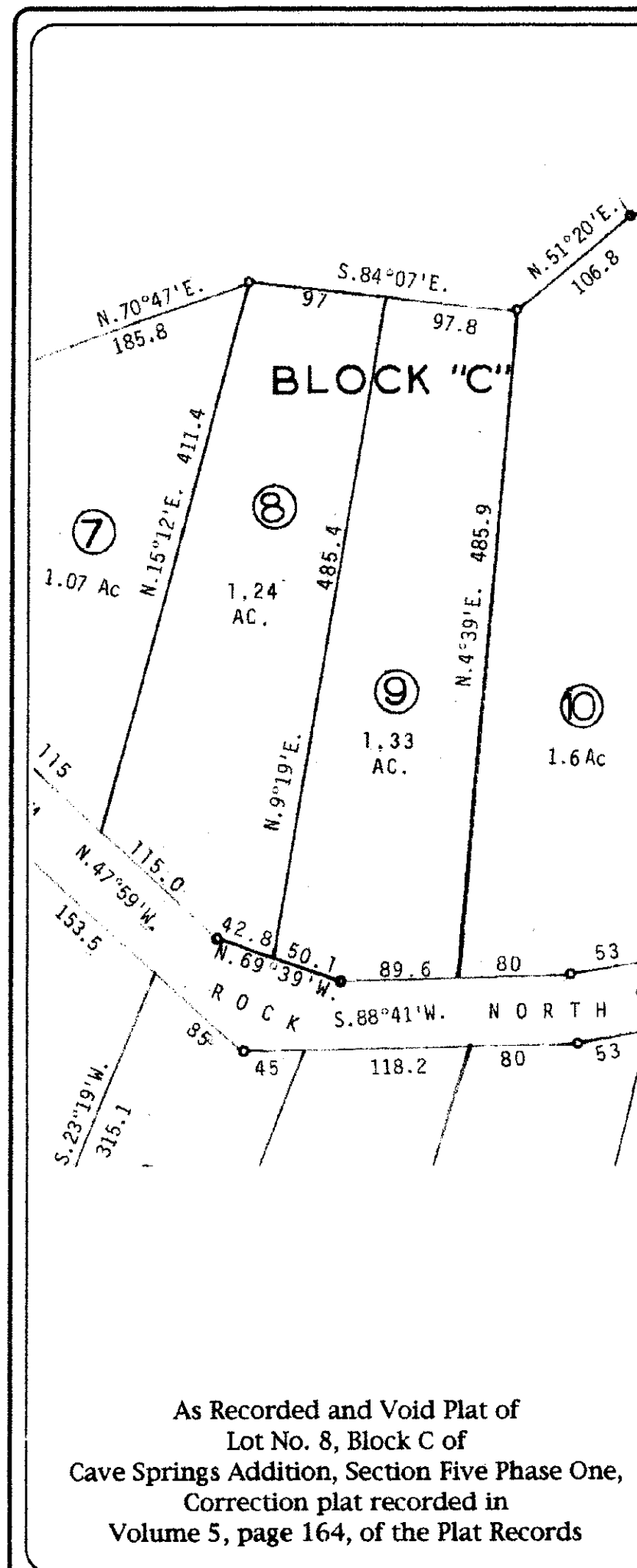
BLOCK "A" - 14  
B - 22  
C - 12-11  
D - 6  
54 TOTAL LOTS  
53

NOTE: LOT 12 WAS VOIDED AND IS NOW PART OF SECTION 5 PHASE 2 LOTS # 14, 18 & 19

PLAT OF  
CAVE SPRING ADDITION  
SECTION FIVE PHASE ONE  
KERR COUNTY, TEXAS  
SCALE 1" = 100 FEET  
JUNE 4, 1983

FEB-10-2015





NOTES AND RESTRICTIONS:

The tract arrangement, and easement along the division line between Lot No. 8 & 9, as indicated on the accompanying Void Plat of Lots No. 8, Block C, of Cave Springs Addition, Section Five Phase One, recorded in Volume 5, page 164 of the Plat Records are voided and replaced by the tract arrangements, and easements, as indicated on this Revision Plat.

The located property lines are one and the same line as those indicated on the recorded plat. The indicated bearings are as surveyed property line bearings and are different than the recorded plat because the bearing on the recorded plat were based on compass direction and the indicated plat bearings are based on Global Positioning System grid north observation.

This property is not located in a 100 year flood hazard area as indicated on the Flood Insurance Rate Map Number 48265C0450F, dated March 3, 2011.

These tracts are supplied by a public or community fresh water system. These tracts have an existing OSSF disposal system.

Prior to construction on any lot the owner of said lot shall contact Kerr County OSSF Designated Representative. All lots in this subdivision are required to comply with all current and future OSSF regulations adopted by Kerr County. Individual OSSF system selection must be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC, Chapter 285, OSSF Rules.

This property is in the Hunt Independent School District.

The word certify in the surveyors certificate is understood to be an expression of professional judgement by the surveyor, which is based on his best knowledge, information and belief, formed in the course of their performing the survey in compliance with the standards of practice required and promulgated by the Texas Board of Professional Land Surveyors and the Texas Society of Professional Surveyors. As such it constitutes neither a guarantee nor a warranty, expressed or implied.

EASEMENT NOTES:

It is understood and agreed that out of the property hereby conveyed that perpetual easements are reserved 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 rear, front and side lines of all lots and/or tracts and in the street, alleys, boulevards, lanes, and roads of the subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with 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 herein 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 all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the 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 some 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.

We hereby certify that the easements as specified by this subdivision plat meets with our approval regarding easements.

*[Signature]* Dated 9<sup>TH</sup> day of AUGUST, 2013  
Kerrville Public Utility Board

*[Signature]* Dated 9<sup>TH</sup> day of AUGUST, 2013  
Hill Country Telephone Cooperative, Inc.

Tax Cert. 13-5586

File 13-5587

CERTIFICATES OF AUTHENTICATION AND DEDICATION

THE STATE OF TEXAS:  
THE COUNTY OF KERR: Know all men by these presents, that, August Joseph Drapela, Jr., and Allie R. Drapela, being the owners of Lot 10R, of the herein described tracts of land, does hereby adopt the plat wherein this is inscribed, as a subdivision of Kerr County, Texas, to be known as Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 10R, and Lot 8, Block C, and do hereby grant to any public utility company the utility easements as indicated, for the purpose and consideration therein expressed.

Executed this 12 day of August, AD 2013.

*[Signature]* August Joseph Drapela, Jr.  
August Joseph Drapela, Jr.

*[Signature]* Allie R. Drapela  
Allie R. Drapela

THE STATE OF TEXAS:  
THE COUNTY OF KERR:  
This instrument was acknowledged before me on the 12 day of August, 2013, by August Joseph Drapela, Jr., Allie R. Drapela

*[Signature]*  
Notary Public, State of Texas

THE STATE OF TEXAS:  
THE COUNTY OF KERR: Know all men by these presents, that, Laurence E. Butcher and Marilyn D. Butcher, being the owners of Lot 8, of the herein described tracts of land, does hereby adopt the plat wherein this is inscribed, as a subdivision of Kerr County, Texas, to be known as Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 10R, and Lot 8, Block C, and do hereby grant to any public utility company the utility easements as indicated, for the purpose and consideration therein expressed.

Executed this 12 day of August, AD 2013.

*[Signature]* Laurence E. Butcher  
Laurence E. Butcher

*[Signature]* Marilyn D. Butcher  
Marilyn D. Butcher

THE STATE OF TEXAS:  
THE COUNTY OF KERR:  
This instrument was acknowledged before me on the 12 day of August, 2013, by Laurence E. Butcher and Marilyn D. Butcher

*[Signature]*  
Notary Public, State of Texas

I hereby certify that the subdivision shown hereon is consistent with public safety and the Road Naming and Address Guidelines of Kerr 911.

*[Signature]* Dated this 8<sup>TH</sup> day of AUGUST, 2013  
Director, 911

I hereby certify that this proposed subdivision is subject to complying with the rules and requirements of the State of Texas and Kerr County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30TAC, Chapter 285, OSSF Rules.

*[Signature]* Patricia S. Hulet  
Patricia S. Hulet  
Designated Representative For Kerr County OSSF  
Dated this 2<sup>ND</sup> day of AUGUST, 2013  
0518771

I do hereby certify that the subdivision platted hereon does not include areas within a designated 100 year flood hazard zone and for which are represented on the plat as required by the Rules & Regulations.

*[Signature]* Dated this 1<sup>TH</sup> day of AUGUST, 2013  
John M. Hewitt, P.E., C.F.M., Flood Plain Administrator

I hereby certifies that this subdivision conforms to all requirements, of the Subdivision Rules & Regulations of Kerr County.

*[Signature]* Dated this 12<sup>TH</sup> day of AUGUST, 2013  
Leonard Odum

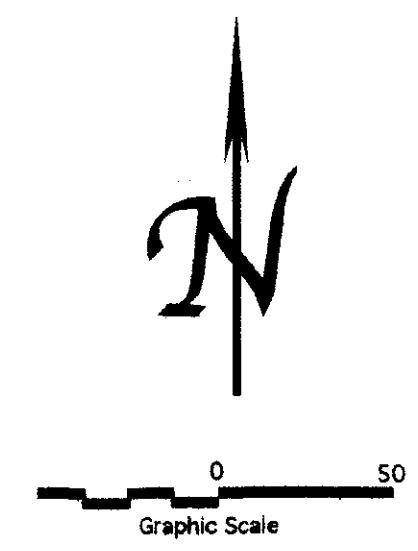
This plat of Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 9, Lot 10, & Lot 11, Block C, has been submitted to and considered by the Commissioners Court of Kerr County, Texas, and is hereby approved by such Court.

*[Signature]* Dated this 12 day of AUGUST, 2013  
Pat Tinley, County Judge

Filed for record on the 13 day of AUGUST, 2013 AD, at 9:54 o'clock A.M.  
Recorded on the 13 day of AUGUST, 2013 AD, at 9:55 o'clock A.M., as File No. 13-5587 of the Official Public Records of Kerr County, Texas. COURT ORDER No. 33260

*[Signature]* Jannett Pieper  
Jannett Pieper, County Clerk Kerr County

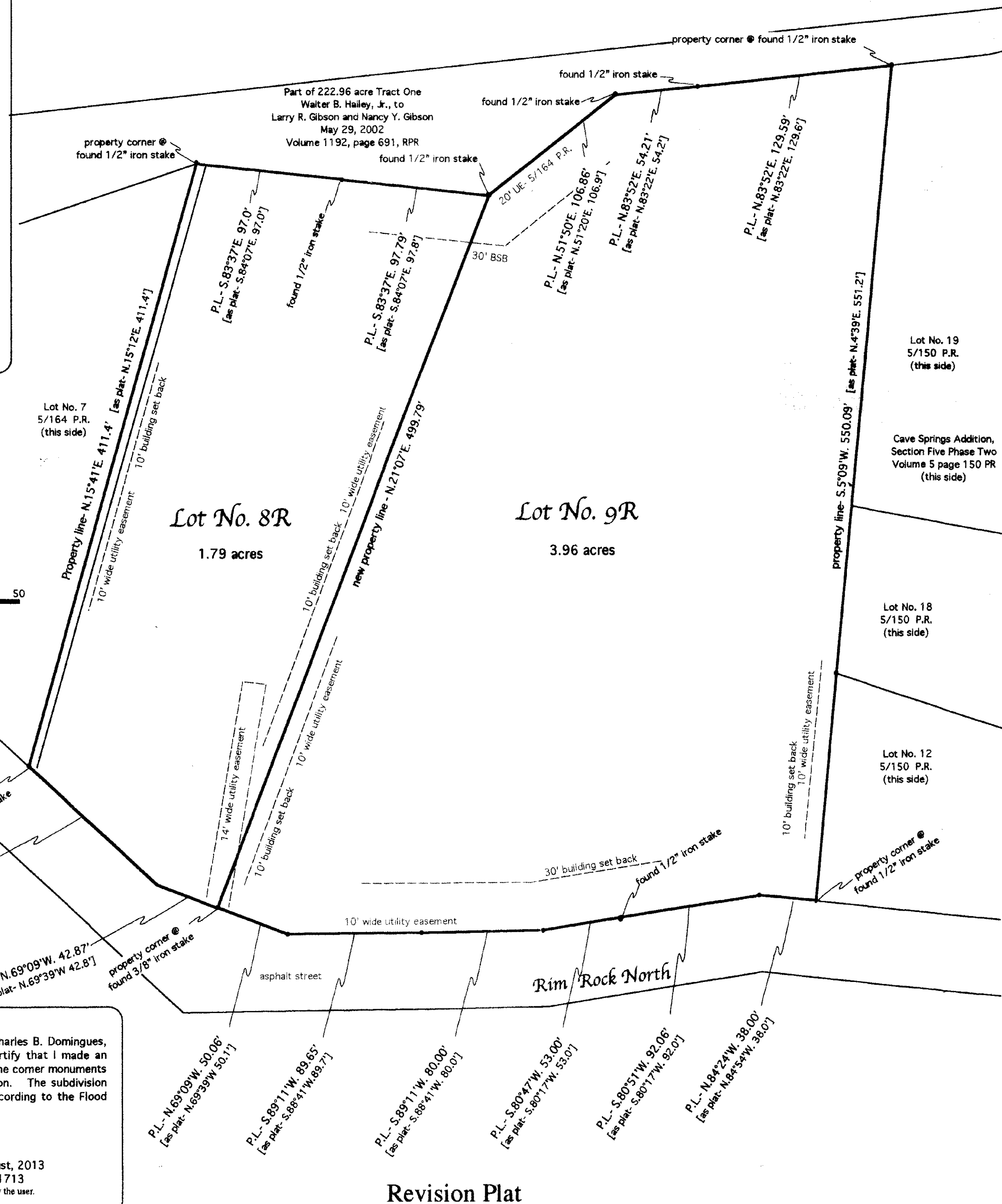
LEGEND:  
P.C. - property corner  
I.S. - iron stake or rebar  
S.I.S. - set iron stake  
F.I.P. - found iron pipe cap  
D. - Domingues 1713  
P.L. - property line  
D.L. - division line  
[ ] - deed information  
/ - Volume/page  
D.R. - Deed Records  
R.P.R. - Real Property  
O.P.R. - Official Public  
P.R. - Plat Records  
E.R. - Easement Records  
B.S.B. - building set back



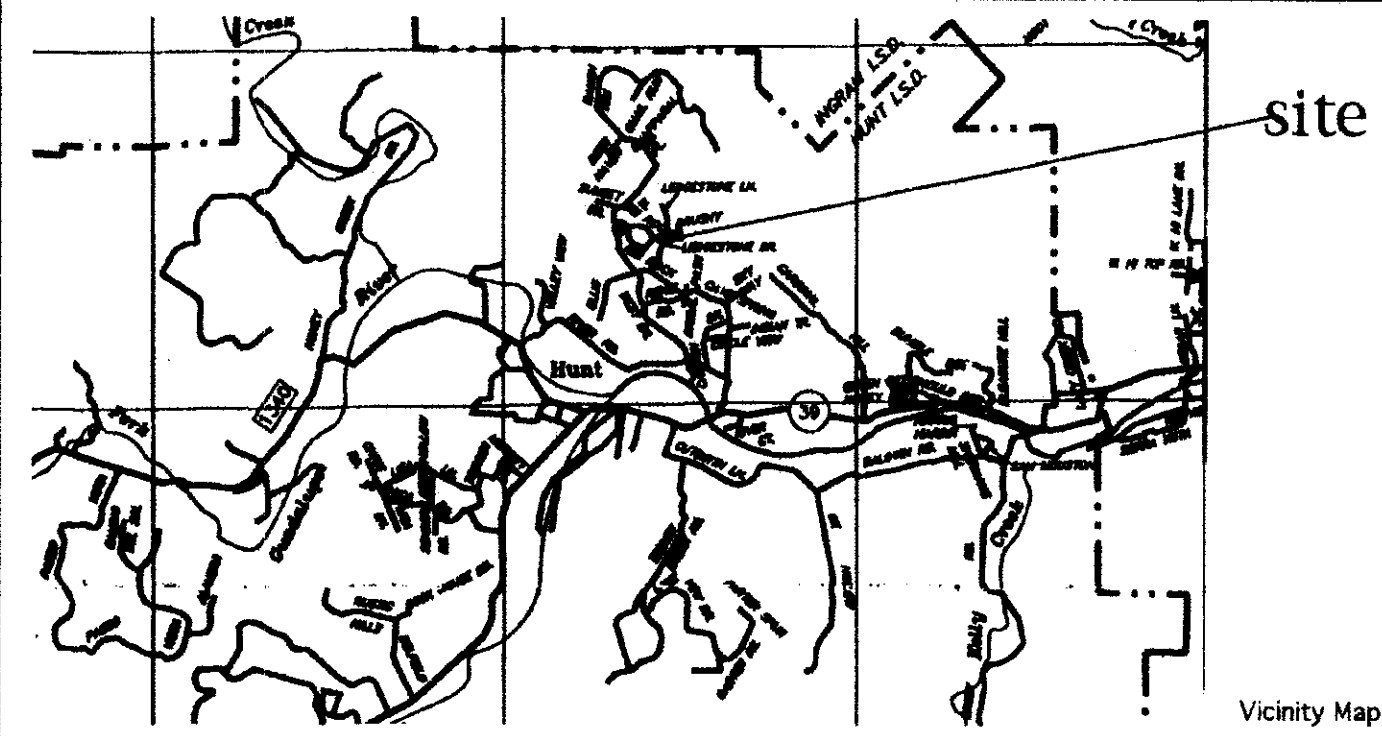
Basis of bearings was derived from true north observations using G.P.S. (Trimble) R.T.K. system. All distances are in feet unless stated otherwise.

THE STATE OF TEXAS:  
THE COUNTY OF KERR: know all men by these presents: that, Charles B. Domingues, Registered Professional Land Surveyor No. 1713, do hereby certify that I made an actual survey on the ground, of the herein platted land, and that the corner monuments shown hereon were properly placed under my personal supervision. The subdivision platted hereon is not within the 100 year flood hazard area, according to the Flood Insurance Rate Map Number 48265C0450F, dated March 3, 2011.

*[Signature]* Charles B. Domingues  
Charles B. Domingues, Registered Professional Land Surveyor No. 1713  
Only those prints containing the raised seal should be considered official and relied upon by the user.



Revision Plat



Cave Springs Addition, Section Five Phase One, Revision Plat of Lot No. 10R & Lot No. 8, Block C

This Revision Plat, of Lot No. 10R, and Lot No. 8, Block C, of Cave Springs Addition, Section Five Phase One, as Revision Plat recorded under File No. 12-6526 and in plat recorded in Volume 5, page 164, of the Plat Records of Kerr County, Texas; said plat having corrected a plat recorded in Volume 5, page 19, of the Plat Records of Kerr County, Texas; being in the County of Kerr; State of Texas. The revision is to move the division lines between the Lots. The new lots are designated as Lot No. 9R, and Lot No. 8R, of Block C.

Owners: August & Allie Drapela  
P.O. Box 348  
Hunt, Texas 78024  
Tel. No. 238 3748  
&  
Laurence & Marilyn Butcher  
P.O. Box 797  
Hunt, Texas 78024

Domingues & Assoc.  
P.O. Box 649  
Hunt, TX. 78024-0649  
Tel. 830/896 6900  
cdomingues@kcc.com  
Firm No. 100934-00

Scale 1" = 50 Feet  
August 2013  
sheet 1 of 1  
Job No. 6309



Cert. # 19-6525

File No 12-6526

CERTIFICATES OF AUTHENTICATION AND DEDICATION

THE STATE OF TEXAS:  
THE COUNTY OF KERR: Know all men by these presents, that, August Joseph Drapela, Jr., and Allie R. Drapela, being the owners of the herein described tracts of land, does hereby adopt the plat wherein this is inscribed, as a subdivision of Kerr County, Texas, to be known as Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 9, Lot 10, & Lot 11, Block C, and do hereby grant to any public utility company the utility easements as indicated, for the purpose and consideration therein expressed.

Executed this 25<sup>th</sup> day of September, AD 2012.

August Joseph Drapela Jr. Allie R. Drapela  
August Joseph Drapela, Jr. Allie R. Drapela

THE STATE OF TEXAS:  
THE COUNTY OF KERR:  
This instrument was acknowledged before me on the 25<sup>th</sup> day of September, 2012, by August Joseph Drapela, Jr., Allie R. Drapela

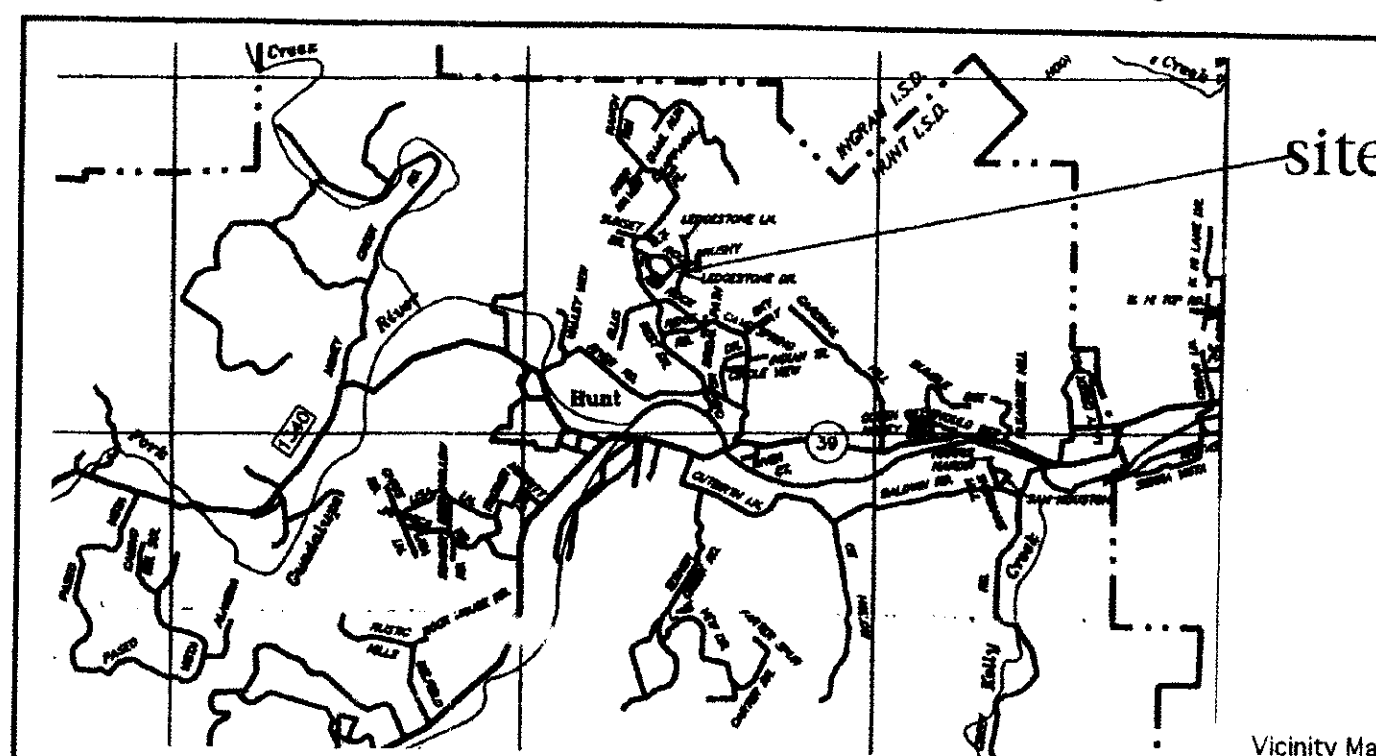
Joni A. Collier  
Notary Public, State of Texas

This plat of Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 9, Lot 10, & Lot 11, Block C, has been submitted to and considered by the Commissioners Court of Kerr County, Texas, and is hereby approved by such Court.

Pat Tinley, County Judge Dated this 9<sup>th</sup> day of October, 2012

Filed for record on the 15<sup>th</sup> day of October, 2012 AD, at 12:54 P.M.  
Recorded on the 15<sup>th</sup> day of October, 2012 AD, at 12:55 P.M., as File No. 19-6526 of the Official Public Records of Kerr County, Texas. Order No. 32855

Jannett Pieper  
Jannett Pieper, County Clerk-Kerr County By: Ana Keller, Deputy Clerk



# Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 9, Lot 10, & Lot 11, Block C

This Revision Plat, of Lot 9, Lot 10, and Lot 11, Block "C", of Cave Springs Addition, Section Five Phase One, as recorded in Volume 5, page 164, of the Plat Records of Kerr County, Texas, said plat having corrected a plat recorded in Volume 5, page 19, of the Plat Records of Kerr County, Texas; being in the County of Kerr, State of Texas. The revision is only the removal of the division lines between the Lots. The new lot is designated as Lot No. 10R, of Block "C".

Owner: August Joseph Drapela, Jr. Allie R. Drapela Hunt, Texas 78024 Tel. No. 238 3748	Domingues & Assoc. Tel. 830/896 6900 cdomingues@kcc.com Firm No. 100934-00	Scale 1" = 100 Feet September 2012 sheet 1 of 1 Job No. 6309
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NOTES AND RESTRICTIONS:

The tract arrangement, and easements, as indicated on the accompanying Plat of Lots No. 9, Lot 10, & Lot 11, Block C, of Cave Springs Addition, Section Five Phase One, recorded in Volume 5 page 164 of the Plat Records are voided and replaced by the tract arrangements, and easements, as indicated on this Revision Plat.

This property is not located in a 100 year flood hazard area as indicated on the Flood Insurance Rate Map Number 48265C0450F, dated March 3, 2011.

This tract is supplied by a public or community fresh water system.

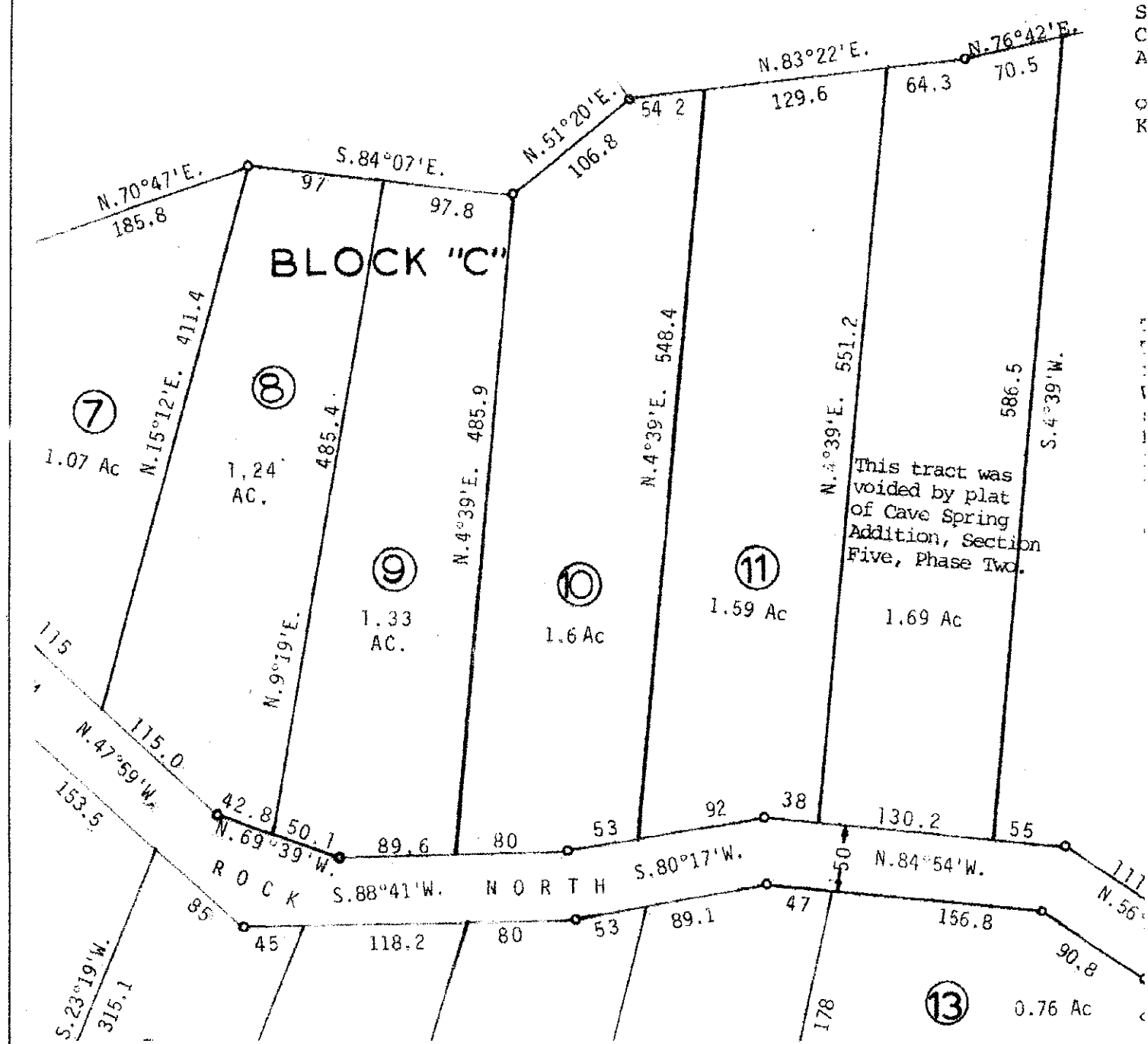
This tract has an existing OSSF disposal system.

Prior to construction on any lot the owner of said lot shall contact Kerr County OSSF Designated Representative. All lots in this subdivision are required to comply with all current and future OSSF regulations adopted by Kerr County. Individual OSSF system selection must be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC, Chapter 285, OSSF Rules.

This property is in the Hunt Independent School District.

EASEMENT NOTES:

It is understood and agreed that out of the property hereby conveyed that perpetual easements are reserved 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 rear, front and side lines of all lots and/or tracts and in the street, alleys, boulevards, lanes, and roads of the subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with 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 herein 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 all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the 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 some 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.



As Recorded and Void Plat of  
Lots No. 9, 10 & 11, Block C of  
Cave Springs Addition, Section Five Phase One  
Correction plat recorded in Volume 5 page 164  
Plat Records

I hereby certify that the subdivision shown hereon is consistent with public safety and the Road Naming and Address Guidelines of Kerr 911.

Charles B. Domingues Dated this 15<sup>th</sup> day of October, 2012  
Director, 911

I do hereby certify that the subdivision platted hereon does not include areas within a designated 100 year flood hazard zone and for which are represented on the plat as required by the Rules & Regulations.

John M. Hewitt Dated this 15<sup>th</sup> day of October, 2012  
John M. Hewitt, P.E., C.F.M., Flood Plain Administrator

I hereby certifies that this subdivision conforms to all requirements, of the Subdivision Rules & Regulations of Kerr County.

Leonard Odom Dated this 9<sup>th</sup> day of October, 2012

THE STATE OF TEXAS:  
THE COUNTY OF KERR: know all men by these presents: that, Charles B. Domingues, Registered Professional Land Surveyor No. 1713, do hereby certify that I made an actual survey on the ground, of the hereon platted land, and that the corner monuments shown hereon were properly placed under my personal supervision. The subdivision platted hereon is not within the 100 year flood hazard area, according to the Flood Insurance Rate Map Number 48265C0450F, dated March 3, 2011.

Charles B. Domingues Dated this 24<sup>th</sup> day of August, 2012  
Charles B. Domingues, Registered Professional Land Surveyor No. 1713  
Only those prints containing the raised seal should be considered correct and relied upon by the user

LEGEND:  
P.C. - property corner  
I.S. - iron stake or rebar  
S.I.S. - set iron stake  
F.I.P. - found iron pipe  
cap - Domingues 1713  
P.L. - property line  
F.C.P. - fence corner post  
M.F.P. - metal fence post  
C.F.P. - Cedar fence post  
[ ] - deed information  
[ ] - Volume/page  
BSB - building set back  
D.R. - Deed Records  
R.P.R. - Real Property  
O.P.R. - Official Public  
R. - Plat Records  
UE - utility easement  
E.A. - Easement Records  
F.C. - fence corner

Basis of bearings was derived from true north observations using G.P.S. (Trimble) R.T.K. system. All distances are in feet unless stated otherwise.

The located property lines are one and the same line as those indicated on the recorded plat. The indicated property line bearings and are surveyed property line bearings and are different than the recorded plat because the bearing on the recorded plat were based on compass direction and the indicated plat bearings are based on Global Positioning System grid north observation.



Revision Plat

File #  
12-1853

CERTIFICATES OF AUTHENTICATION AND DEDICATION

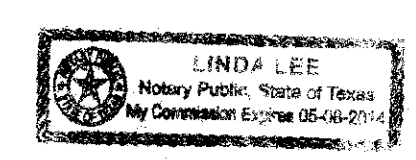
THE STATE OF TEXAS:  
THE COUNTY OF KERR: Know all men by these presents, that, James W. Outland and Janyce H. Outland, being the owners of the herein described tracts of land, does hereby adopt the plat whereon this is inscribed, as a subdivision of Kerr County, Texas, to be known as Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 4, Lot 5, & Lot 6, Block D, and do hereby grant to any public utility company the utility easements as indicated, for the purpose and consideration therein expressed.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, AD 2012.

James W. Outland  
Janyce H. Outland

THE STATE OF TEXAS:  
THE COUNTY OF KERR:  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by James W. Outland and Janyce H. Outland

Notary Public, State of Texas

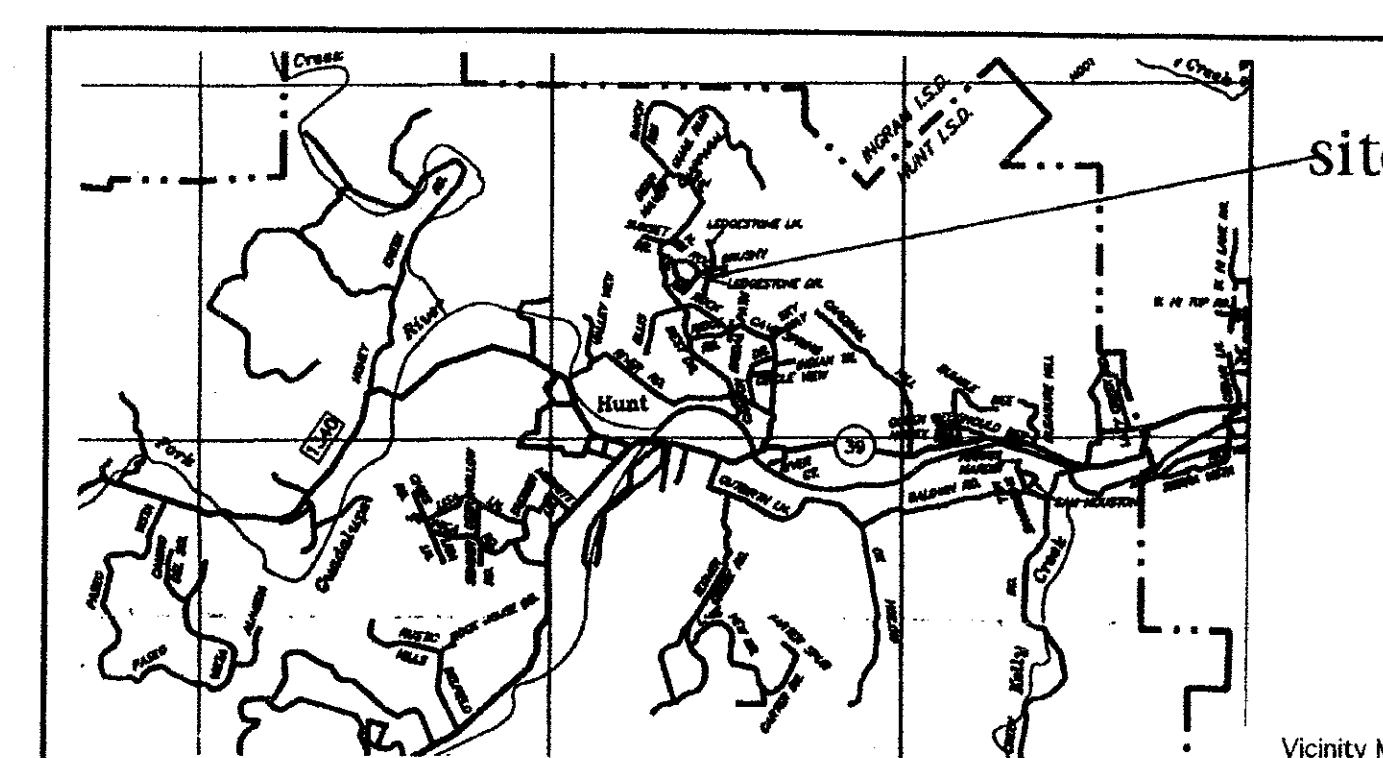


This plat of Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 4, Lot 5, & Lot 6, Block D, has been submitted to and considered by the Commissioners Court of Kerr County, Texas, and is hereby approved by such Court.

Pat Tinley, County Judge  
Dated this 26<sup>th</sup> day of March, 2012

Filed for record on the 27<sup>th</sup> day of March, 2012 AD, at 1:25 o'clock P.M.  
Recorded on the 27<sup>th</sup> day of March, 2012 AD, at 1:26 o'clock P.M., as File No. 12-1853  
of the Official Public Records of Kerr County, Texas.  
Commissioners Court Order No. 32585

Jannett Pieper By: Ana Keller, Clerk  
Jannett Pieper, County Clerk-Kerr County



# Cave Springs Addition, Section Five Phase One, Revision Plat of Lot 4, Lot 5, & Lot 6, Block D

This Revision Plat, of Lot 4, Lot 5, and Lot 6, Block "D", of Cave Springs Addition, Section Five Phase One, as recorded in Volume 5, page 164, of the Plat Records of Kerr County, Texas, said plat having corrected a plat recorded in Volume 5, page 19, of the Plat Records of Kerr County, Texas; being in the County of Kerr; State of Texas. The revision is only the removal of the division lines between the Lots. The new lot is designated as Lot 5R, of Block "D".

Owner: James W. Outland and Janyce H. Outland P. O. Box 197 Hunt, Texas 78024 Tel. No. 238 7766	Domingues & Assoc. 609 S. Hwy 281 Kerrville, Texas 78028 Tel. 830/898 6900 Fax 830/898 6901 cdomingues@aol.com Firm No. 100934-00	Scale 1" = 100 Feet March 2012 sheet 1 of 1 Job No. 6307
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NOTES AND RESTRICTIONS:

The tract arrangement, and easements, as indicated on the accompanying Void Plat of Lots No. 4, 5 & 6, Block D of Cave Springs Addition, Section Five Phase One, recorded in Volume 5 page 164 of the Plat Records are voided and replaced by the tract arrangements, and easements, as indicated on this Revision Plat.

This property is not located in a 100 year flood hazard area as indicated on the Flood Insurance Rate Map Number 48265C0450F, dated March 3, 2011.

This tract is supplied by a public or community fresh water system.

This tract has an existing OSSF disposal system.

Prior to construction on any lot the owner of said lot shall contact Kerr County OSSF Designated Representative. All lots in this subdivision are required to comply with all current and future OSSF regulations adopted by Kerr County. Individual OSSF system selection must be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC, Chapter 285, OSSF Rules.

This property is in the Hunt Independent School District.

EASEMENT NOTES:

It is understood and agreed that out of the property hereby conveyed that perpetual easements are reserved 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 rear, front and side lines of all lots and/or tracts and in the street, alleys, boulevards, lanes, and roads of the subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with 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 herein 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 all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the 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 some 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.

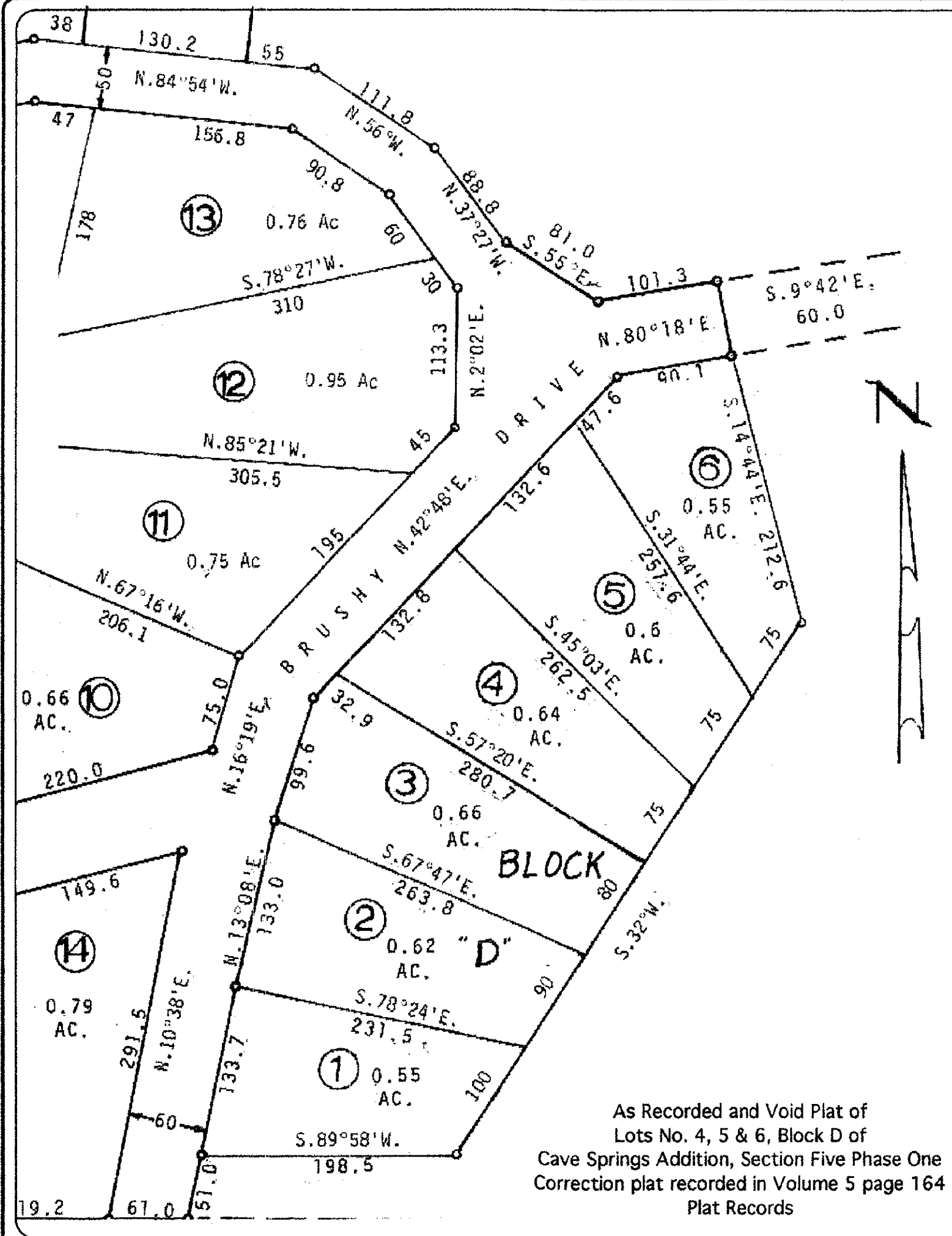
The located property lines are one and the same line as those indicated on the recorded plat. The indicated bearings are as surveyed property line bearings and are different than the recorded plat because the bearing on the recorded plat were based on compass direction and the indicated plat bearings are based on Global Positioning System grid north observation.



Basis of bearings was derived from true north observations using G.P.S. (Trimble) R.T.K. system. All distances are in feet unless stated otherwise.



- LEGEND:
- P.C. - property corner
  - I.S. - iron stake or rebar
  - S.I.S. - set iron stake
  - F.I.P. - found iron pipe cap
  - D. - Domingues 1713
  - P.L. - property line
  - F.C.P. - fence corner post
  - M.F.P. - metal fence post
  - C.F.P. - Cedar fence post
  - [ ] - dead information
  - / - Volume/page
  - B.S.B. - building set back
  - D.R. - Deed Records
  - R.P.R. - Real Property
  - O.P.R. - Official Public
  - P.R. - Plat Records
  - UE - utility easement
  - E.R. - Easement Records
  - F.C. - fence corner



I hereby certify that the subdivision shown hereon is consistent with public safety and the Road Naming and Address Guidelines of Kerr 911.

William Amerine, Director, 911  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012

I do hereby certify that the subdivision platted hereon does not include areas within a designated 100 year flood hazard zone and for which are represented on the plat as required by the Rules & Regulations.

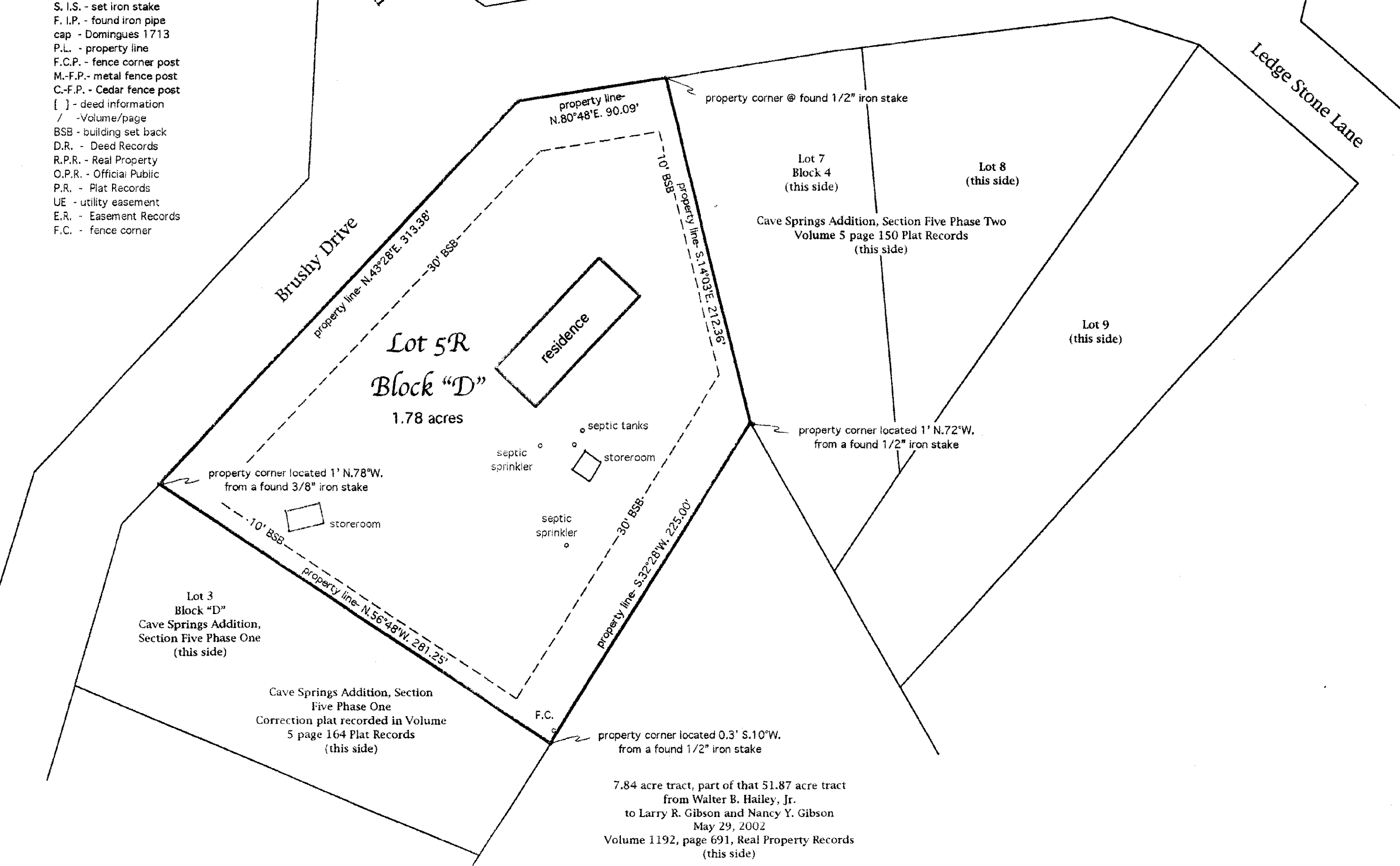
John M. Hewitt, P.E., C.F.M., Flood Plain Administrator  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012

I hereby certifies that this subdivision conforms to all requirements, of the Subdivision Rules & Regulations of Kerr County.

Leonard Odom  
Dated this 26<sup>th</sup> day of March, 2012

THE STATE OF TEXAS:  
THE COUNTY OF KERR: know all men by these presents: that, Charles B. Domingues, Registered Professional Land Surveyor No. 1713, do hereby certify that I made an actual survey on the ground, of the hereon platted land, and that the corner monuments shown hereon were properly placed under my personal supervision. The subdivision platted hereon is not within the 100 year flood hazard area, according to the Flood Insurance Rate Map Number 48265C0450F, dated March 3, 2011.

Charles B. Domingues, Registered Professional Land Surveyor No. 1713  
Only those points containing the raised seal should be considered official and relied upon by the user.



Revision Plat



#2376 Volume 6, Page 236

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles Digges, Registered Professional Land Surveyor No. 4061, do hereby certify that I made an actual and accurate survey on the ground of the hereon plotted land and that the corner monuments shown hereon were found as stated.

I further certify that the subdivision plotted hereon is not within the ETJ of the City of Kerrville, Kerr County, Texas and that it is not within the 100-Year Flood Plain.

3/21/95, 1995 Charles Digges  
Charles Digges  
Registered Professional Land Surveyor  
Texas Registration No. 4061

The designated County Official of Kerr County hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations of the county to which his approval is required.

3/24/95, 1995 Franklin Johnston  
Franklin Johnston

The street name shown on this plat is approved by the Board according to their guidelines.

Susan Bloom  
911 DIRECTOR

All utility easements created by the original subdivision plat of Cave Spring Addition, Section Five, Phase One of record in Volume 5, Page 19 of the Plat Records of Kerr County, Texas remain in effect, except however, the lot lines common to Lot 5 and Lot 6 and also Lot 6 and Lot 7 have been removed along with the ten (10) foot wide utility easements along and parallel to those lines as per this replat. New ten (10) foot wide utility easements along the lot line common to Lot 5A and Lot 7A are hereby dedicated by this replat as shown hereon.

All utility companies serving this subdivision are listed below.

The undersigned utility companies join to amend this plat and consent to the changes in utility easements created herein.

3-21-95 Date  
3-21-95 Date  
3-21-95 Date

STATE OF TEXAS (X)  
COUNTY OF KERR (X)

## 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 restriction lines, and dedicate all public streets, alleys, walks, parks, and other open spaces to public use as noted.

MARCH 10, 1995  
Owner: Marvin R. Neal  
Shirley L. Neal  
Owner: Marvin R. Neal  
Shirley L. Neal

STATE OF TEXAS (X)  
COUNTY OF KERR (X)  
Harris

BEFORE ME, the undersigned authority, on this day personally appeared Marvin R. Neal and Shirley L. Neal, known to me to be the person whose name(s) is/are subscribed to the foregoing Instruments, 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 10th day of March, 1995.

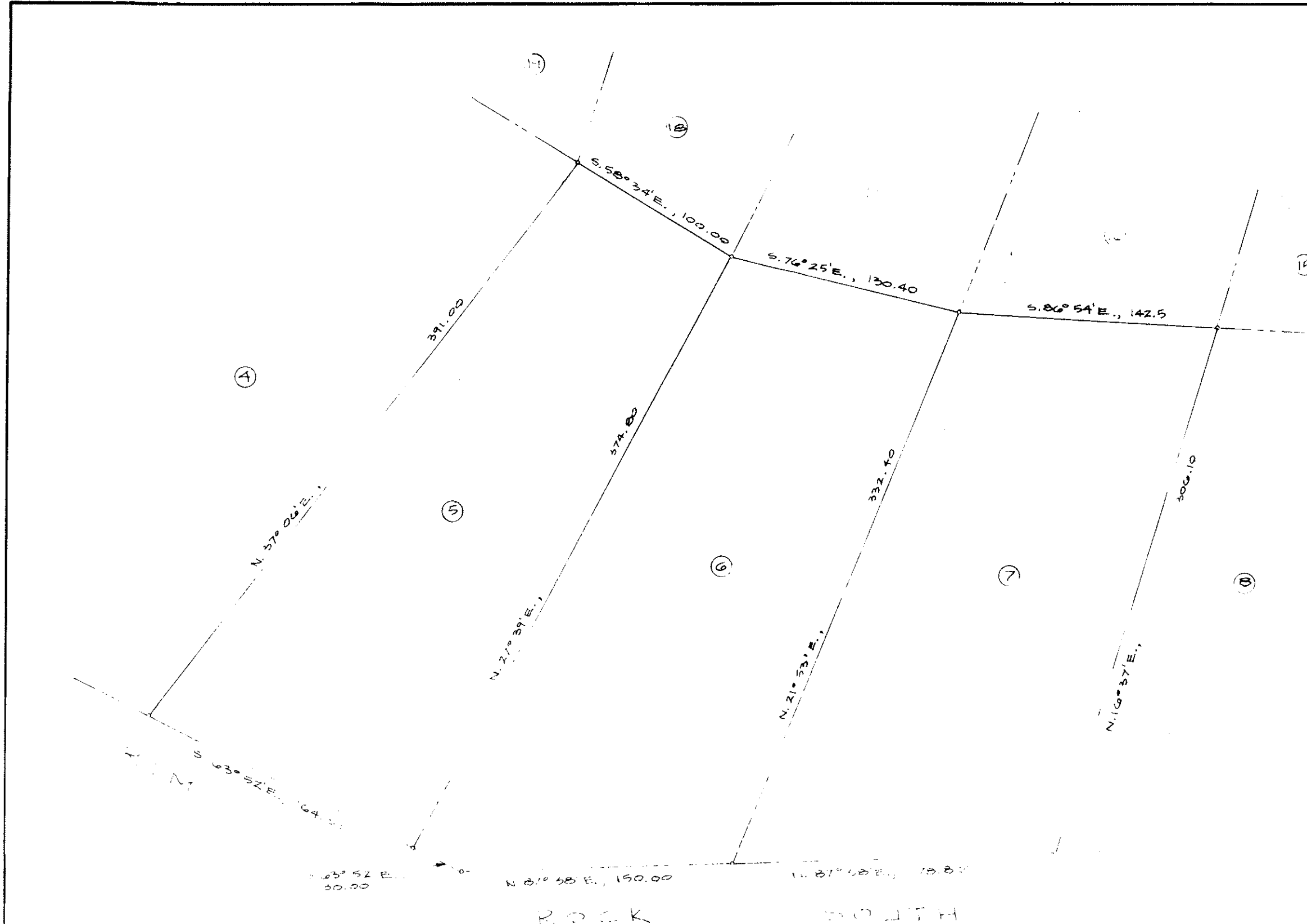
Chris Young  
NOTARY PUBLIC  
Harris County, Texas  
GIVEN under my hand and seal of office this 10th day of March, 1995  
Chris Young  
NOTARY PUBLIC  
State of Texas  
Comm. Exp. 06-17-96

Filed for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1995 A.D.  
by Order No. \_\_\_\_\_

Filed for record on the 27th day of April, 1995 A.D.  
at 9:00 o'clock A.M. and was recorded on the 27th day of April, 1995 A.D. at 9:01 o'clock A.M. in Volume 6 at Page 236 of the Plat Records of Kerr County, Texas.

Patricia Dyer, Clerk  
County Clerk

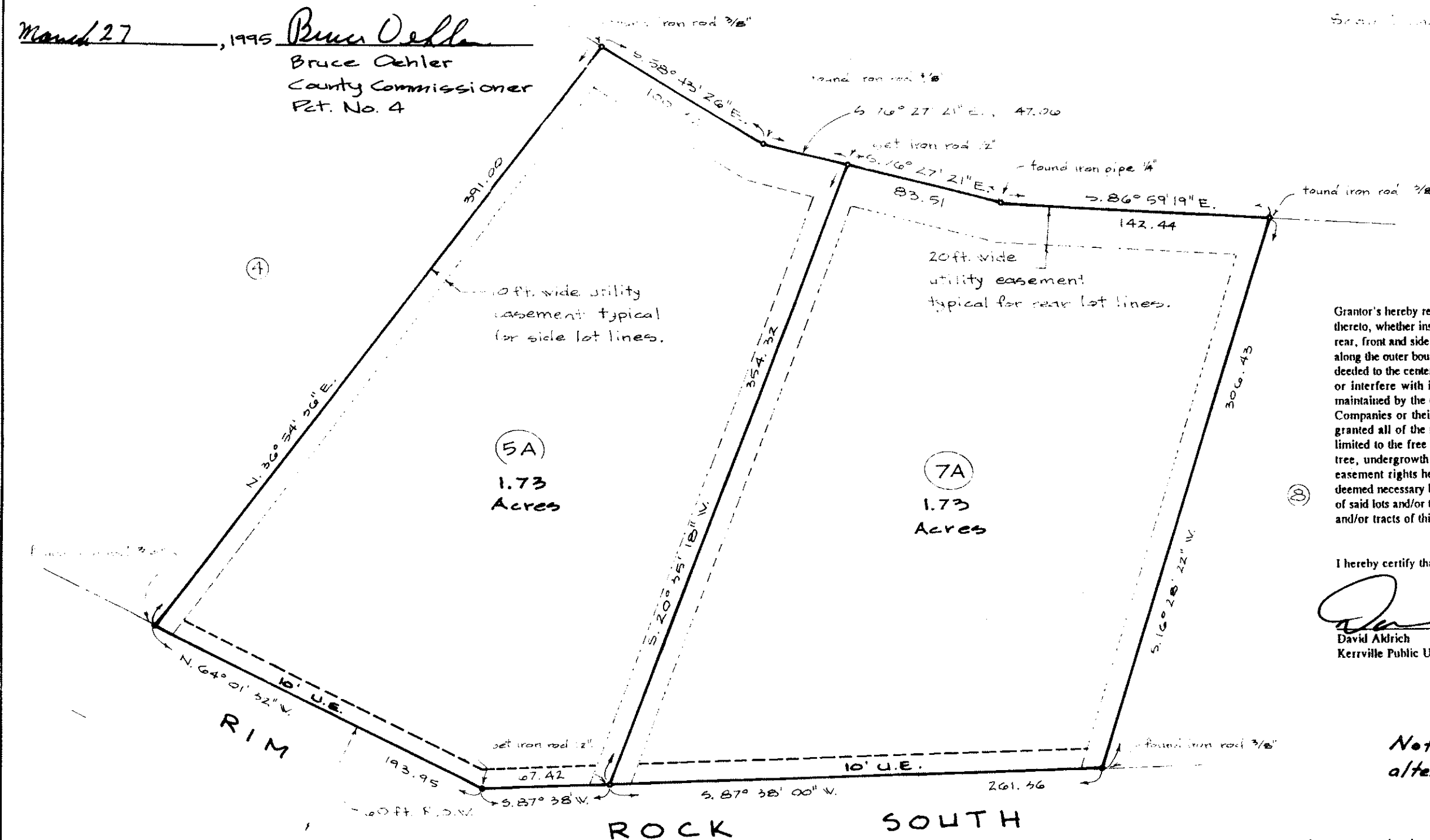
MINOR  
REPLAT of  
LOTS 5, 6, and 7, BLOCK "B"  
CAVE SPRING ADDITION  
SECTION FIVE, PHASE ONE  
KERR COUNTY, TEXAS



Lots 5, 6, and 7, Block "B", As Platted  
Volume 5, Page 19 Kerr County Plat Records

In accordance with Court Order No. 21586  
this subdivision plat is approved for recording  
in the office of the County Clerk.

March 27, 1995 Bruce Oehler  
Bruce Oehler  
County Commissioner  
Pct. No. 4



## UTILITY EASEMENTS

Grantor's hereby retain and grant perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, as shown on this plat and along within ten (10) feet of the rear, front and side lines of all lots and/or tracts in the streets, alleys, boulevards, lanes and roads of the subdivision, and ten (10) feet along the outer boundaries of all streets, boulevards, lanes, drives and roads, where property lines of individual lots and/or tracts are located to the centerline of said avenues. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with 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 improvements for which an authority or utility company is responsible. Utility Companies or their employees and contractors including without limitation Kerrville Public Utility Board are hereby assigned and granted all of the rights and benefits necessary and convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from said right-of-way and easement, and the right from time to time to remove all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility installations. The easement rights herein reserved include the 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 some portions of said lots and/or tracts not within said easements so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

I hereby certify that the utility easement as specified by this plat meets with our approval.

David Alrich  
Kerrville Public Utility Board  
Date: 3/21/95, 1995

Note: Due to limited soil depths these lots require alternative wastewater disposal systems.

This subdivision is subject to the Rules and Regulations of Kerr County for On-Site Sewage Facilities (Rules) including any future amendments or revisions to the Rules.

Any conditions placed on sewage facilities may be found as a plat note and/or as deed record.

A permit to construct shall be required before an on-site sewage facility can be constructed. A license to operate shall be required before the facility is used or operated.

David Litke, Registered Sanitarian  
Kerr County Environmental Health Department

All of the land plotted hereon is located in Zone C, (Areas of Limited 100-Year Flood) according to the Flood Insurance Rate Map No. 430419-2-93B.

The land plotted hereon is located in the Ingram Independent School District.  
Building setbacks: 30 feet, front and rear.  
10 feet, sides.