

As Recorded and Void Plat of Lot 707 and Lot 708, Block One, of Cave Springs Addition, Section Seven, is recorded in Volume 6, page 333, of the Plat Records of Kerr County, Texas.

I hereby certify that this plat is consistent with public safety and the Road Naming and Address Guidelines of Kerr 911.

William Amerine, Director, 911 Dated this 22nd day of October, 2010

I hereby certify that this proposed subdivision is subject to complying with the rules and regulations 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.

Charles B. Domingues Dated this 21st day of October, 2010
Designated Representative For Kerr County OSSF

The subdivision platted hereon is not within the 100 year flood hazard area, Flood Zone "A", according to the Flood Insurance Rate Map Community 48265C, Panel Number 0150 E, dated July 19, 2000.

Charles B. Domingues Dated this 11th day of October, 2010
Charles B. Domingues

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.E.M., Flood Plain Administrator Dated this 26th day of October, 2010

I hereby certifies that this plat conforms to all requirements, for Amending Plat, according to the Subdivision Rules & Regulations of Kerr County.

Leonard Odum Dated this 25th day of October, 2010

This plat of Cave Springs Addition, Section Seven, Lot 707 & Lot 708, Amending Plat, 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 25th day of October, 2010

Approved by the Commissioners' Court of Kerr County, Texas, on the 25 day of October, AD, 2010, by Order No. 31991 of said court, and was filed for record on the 25 day of October, AD, 2010, at 2:05 o'clock pm and was recorded on the 25 day of October, AD, 2010, at 2:06 o'clock pm, in Volume 8, at page 10 of the Plat Records of Kerr County, Texas.

Monnet Pieper, County Clerk-Kerr County
Monnet Pieper, County Clerk-Kerr County

NOTES AND RESTRICTIONS:

The tract arrangement, and easements, of Lot 707 and Lot 708, Block One, as indicated on the accompanying Void Plat of Cave Springs Addition, Section Seven, recorded in Volume 6, page 333, of the Plat Records are voided and replaced by the tract arrangements, and easements, as indicated on this Revision Plat.

This Revision Plat does not have any material adverse effect on the property rights or other owners of the subdivision Cave Springs Addition, Section Seven.

This property is not located in a 100 year flood hazard area as indicated on the Flood Insurance Rate Map Community 48265C, Panel Number 0150 E, dated July 19, 2000.

The soil absorption disposal area shall be located a minimum of 75 feet from any creek, and not within 100 feet of a fresh water well.

Most of the tracts have little soil depth over impermeable layers of rock near the surface. Soil is classified as ERG & KNG

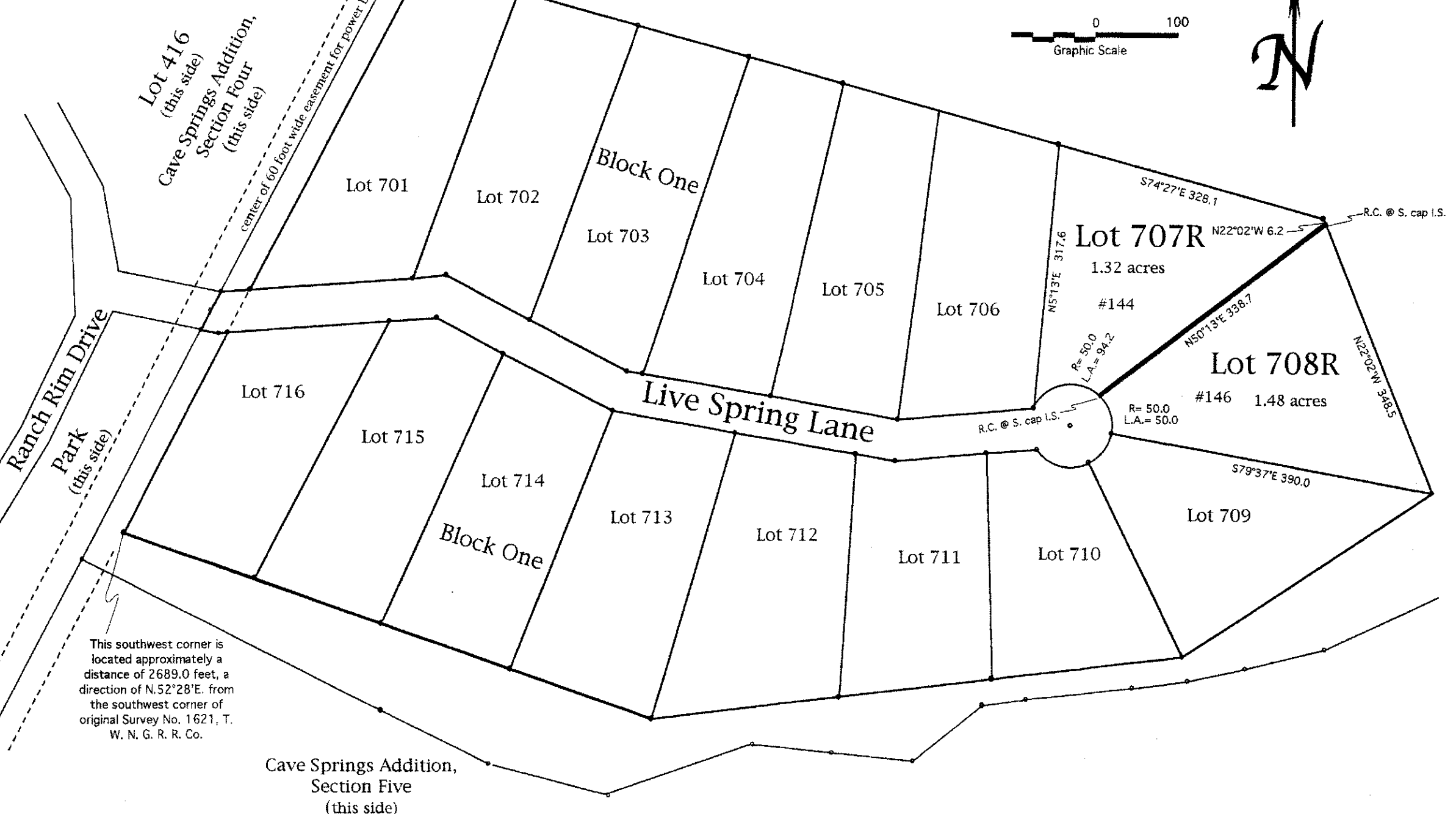
Alternative on-site sewage facility required where limited soil exists.

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.

Live Spring Lane is dedicated to the public on plat of Cave Springs Addition, Section Seven and privately maintained.

This property is in the Hunt Independent School District.

LEGEND:
R.C. - revised corner
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
R. - curve radius
L. - curve length
L.C. - long chord
EL. - elevation
[] - 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



Revision Plat

EASEMENT NOTES:

Grantors hereby retains the indicated perpetual easements and also hereby grants unto Kerrville Public Utility Board, and Hill Country Telephone Cooperative, Inc., and their successors or assigns an easement as follows:

Perpetual easements 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 front lines of all lots and/or tracts, along and within ten feet (10') of the rear and side lines of all lots and/or tracts and in the street, alleys, boulevards, lanes, and roads of the subdivision. And with the authority to place, construct, operate, maintain, relocate and replace thereon a distribution line or system. 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. 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/or tract 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 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 said right-of-way and easement, and the right from time to time to cut and trim all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility installation.

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

K. Miller Dated this 21st day of October, 2010
Kerrville Public Utility Board

S. Guider Dated this 22nd day of October, 2010
Hill Country Telephone Cooperative, Inc.

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 Revision Plat, and that the corner monuments shown hereon were properly placed under my personal supervision.

Charles B. Domingues Dated this 11 day of October, 2010
Charles B. Domingues, Registered Professional Land Surveyor No. 1713
Only these prints containing the survey and related to be considered official and relied upon by the user.

File # 6403
Tax Cert # 6402

Volume 8 Page 171
CERTIFICATES OF AUTHENTICATION AND DEDICATION

THE STATE OF TEXAS:
THE COUNTY OF KERR: Know all men by these presents, that, Robert H. Hayes and Debra L. Hayes, being the owners of the herein described Lot 708, does hereby adopt the amended plat wherein this is inscribed, in Kerr County, Texas, to be known as Cave Springs Addition, Section Seven, Revision Plat of Lot 707 & Lot 708, and do hereby grant to any public utility company the utility easements as indicated, for the purpose and consideration therein expressed.

Executed this 15th day of October, AD 2010.

Robert H. Hayes *Debra L. Hayes*
Robert H. Hayes Debra L. Hayes

THE STATE OF TEXAS:
THE COUNTY OF KERR:
This instrument was acknowledged before me on the 15th day of October, 2010, by Robert H. Hayes and Debra L. Hayes

Kathleen J. Miller
Notary Public, State of Texas

KATHLEEN MILLER
Notary Public, State of Texas
My Commission Expires 08-01-2015

THE STATE OF TEXAS:
THE COUNTY OF KERR: Know all men by these presents, that, Canyon Springs Properties, L.P., a Texas limited partnership, being the owners of the herein described Lot 707, does hereby adopt the amended plat wherein this is inscribed, in Kerr County, Texas, to be known as Cave Springs Addition, Section Seven, Revision Plat of Lot 707 & Lot 708, and do hereby grant to any public utility company the utility easements as indicated, for the purpose and consideration therein expressed.

Executed this 22nd day of October, AD 2010.

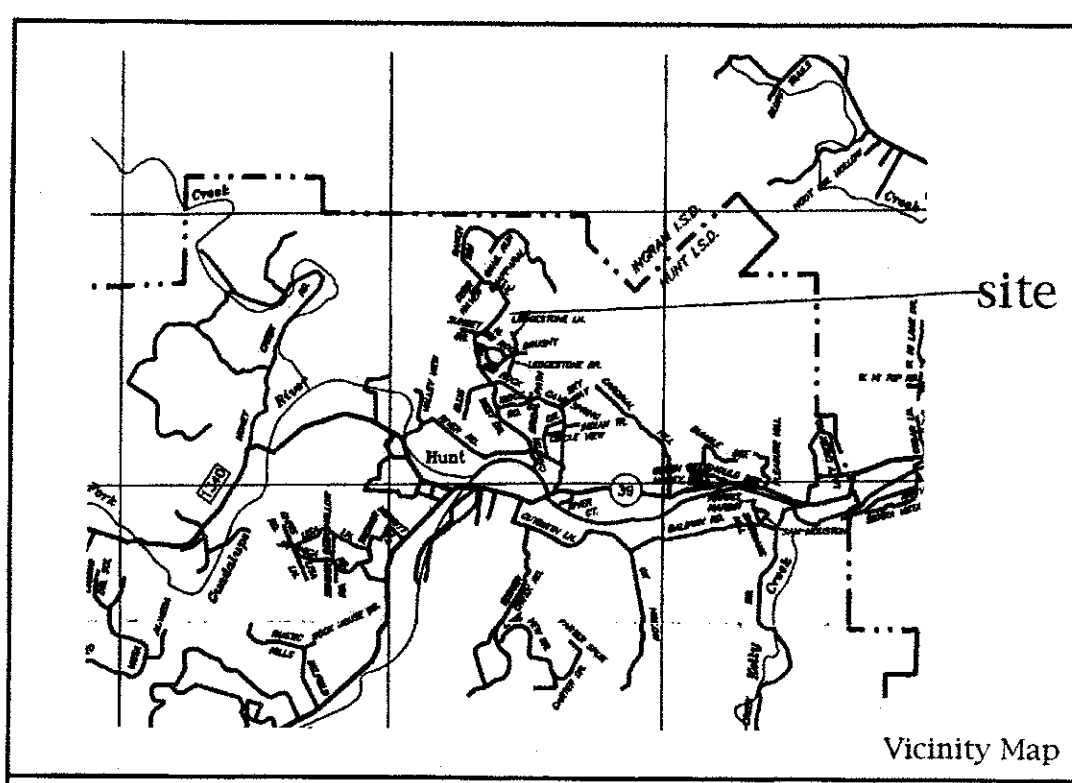
Canyon Springs Properties, L.P.
By: Canyon Springs Management, L.L.C.
Its: General Partner

Barbara D. Halley
Barbara D. Halley, Manager

THE STATE OF TEXAS:
THE COUNTY OF KERR:
This instrument was acknowledged before me on the 22nd day of October, 2010, by Barbara D. Halley

Barbara D. Halley
Notary Public, State of Texas

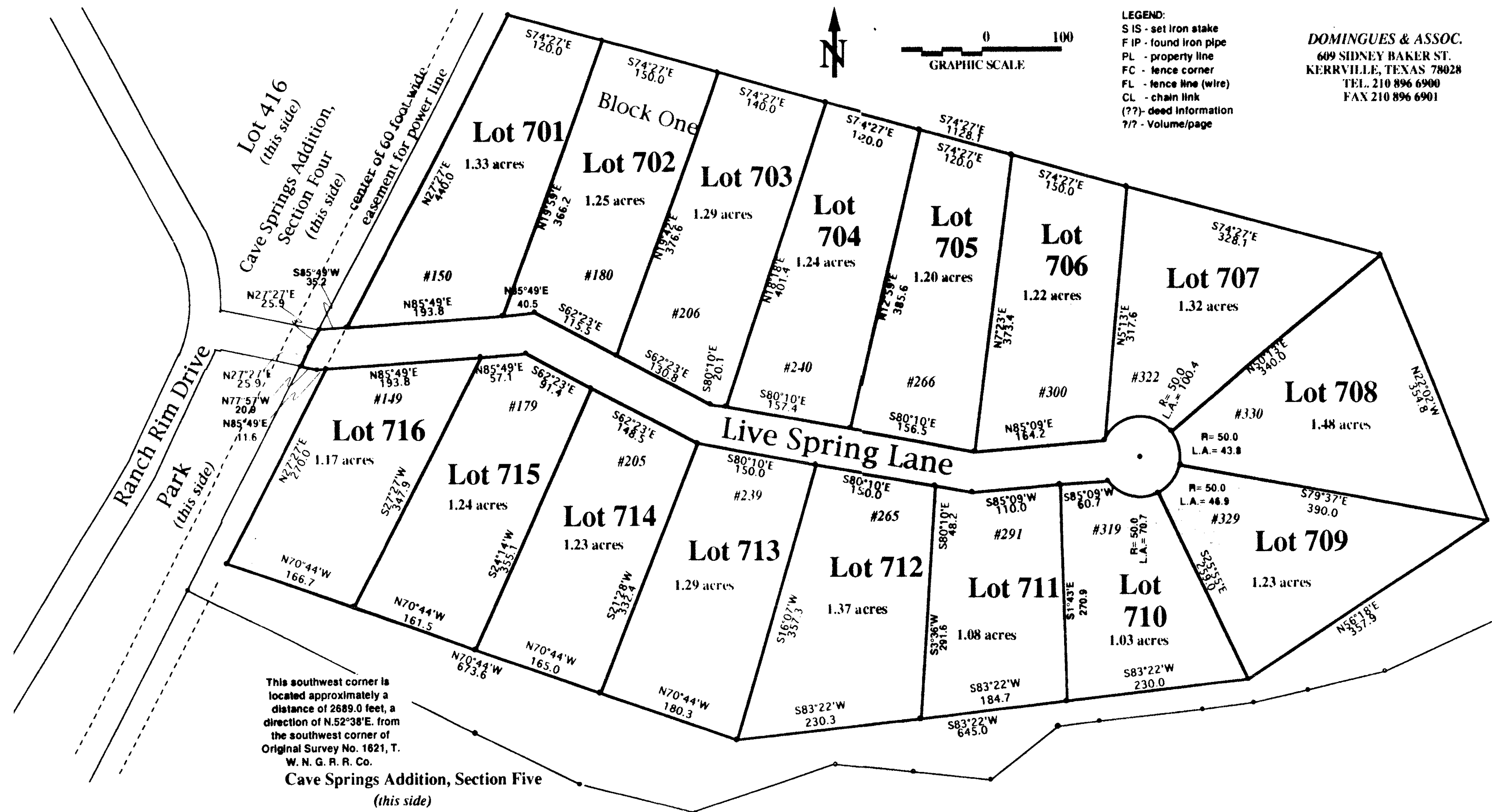
BARBARA D. HALLEY
Notary Public, State of Texas
My Commission Expires April 17, 2012



Cave Springs Addition, Section Seven, Revision Plat of Lot 707 & Lot 708

This Revision Plat, of Lot 707 and Lot 708, Block One, of Cave Springs Addition, Section Seven, as recorded in Volume 6, page 333, of the Plat Records of Kerr County, Texas; being in the County of Kerr; State of Texas; revising only the division line between the two Lots, 707 and 708. The new lots are designated as Lot 707R and 708R, Block One.

Owners: Canyon Springs Properties, L.P. P.O. Box 345 Hunt, TX. 78024-0345 Robert H. and Debra L. Hayes 9012 Randy Dr. Houston, TX 77055	Domingues & Assoc. 609 Sidney Baker St. Kerrville, Texas 78028 Tel. 830/896 6900 Fax 830/896 6901 cdomingues@kcc.com 979-86-10024-000 D&A Job No. 4520	Scale 1" = 100 Feet October 2010 sheet 1 of 1
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DOMINGUES & ASSOC.
609 SIDNEY BAKER ST.
KERRVILLE, TEXAS 78028
TEL. 210 896 6900
FAX 210 896 6901

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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 SEVEN. DO HEREBY GRANT THE UTILITY EASEMENTS AS INDICATED, AND DEDICATE ALL STREETS TO THE PUBLIC FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

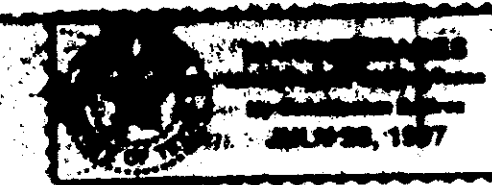
IN WITNESS THEREOF, I, WALTER B. HAILEY, JR., PRESIDENT OF CANYON SPRINGS RANCH, INC., HAVE AFFIXED MY HAND AND SEAL OF OFFICE AT KERRVILLE, TEXAS, THIS 19th DAY OF June, AD 1997.

Walter B. Hailey, Jr.
WALTER B. HAILEY, JR.

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, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF June, AD 1997.

Mary L. Shaw
NOTARY PUBLIC, STATE OF TEXAS



APPROVED BY THE COMMISSIONERS' COURT OF KERR COUNTY, TEXAS, ON THE 14th DAY OF July, AD 1997, BY ORDER NO. 24054 OF SAID COURT, AND WAS FILED FOR RECORD ON THE 14th DAY OF July, AD 1997, AT 2:11 O'CLOCK P.M., AND WAS RECORDED ON THE 14th DAY OF July, AD 1997, AT 2:19 O'CLOCK P.M., IN VOLUME 6 AT PAGE 333 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

Patricia Dye, County Clerk
PATRICIA DYE, COUNTY CLERK, KERR COUNTY
By: Nadene Alfred, Deputy

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED CAVE SPRINGS ADDITION, SECTION SEVEN, MEETS WITH APPROVAL BY THE POST OFFICE, REGARDING STREET NAMES AND ADDRESSES ACCORDING TO THE SUBDIVISION REGULATIONS OF KERR COUNTY, TEXAS.

J. Heibach
POSTMASTER DATED THIS 17 DAY OF June, 1997

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED CAVE SPRINGS ADDITION, SECTION SEVEN, MEETS WITH APPROVAL BY THE 911 BOARD, REGARDING STREET NAMES.

T. Sandlin
T. SANDLIN, DIRECTOR, 911 DATED THIS 27 DAY OF June, 1997

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 CONSTRUCTION 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.

J. Brown
J. BROWN, GENERAL MANAGER, U.G.R.A. DATED THIS 24th DAY OF June, 1997

THIS DESIGNATED COUNTY OFFICIAL OF KERR COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS PLAT OF CAVE SPRINGS ADDITION, SECTION SEVEN, CONFORMS TO ALL REQUIREMENTS, ACCORDING TO THE SUBDIVISION REGULATIONS OF KERR COUNTY, AS TO WHICH HIS APPROVAL IS REQUIRED.

Franklin Johnston, PE
FRANKLIN JOHNSTON, PE, DESIGNATED COUNTY OFFICIAL DATED THIS 14 DAY OF July, 1997

THIS SUBDIVISION, CAVE SPRINGS ADDITION, SECTION SEVEN, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS' COURT OF KERR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

Robert Deason
ROBERT DEASON, COUNTY JUDGE DATED THIS 14th DAY OF July, 1997

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 WE MADE AN ACTUAL SURVEY ON THE GROUND, WITHIN THE TOLERANCE INDICATED, OF THE HEREON PLATTED LAND, CAVE SPRINGS ADDITION, SECTION SEVEN, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Charles B. Domingues
CHARLES B. DOMINGUES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1713 DATED THIS 17th DAY OF June, 1997
Only those prints containing the raised seal should be considered official and relied upon by the user.

NOTES AND RESTRICTIONS

THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, AS SHOWN HEREON. THE FLOOD INSURANCE RATE MAP COMMUNITY 480419, PANEL NUMBER 0150, B, INDICATES THIS PROPERTY IS LOCATED IN FLOOD ZONE "C1", NOT IN THE 100 YEAR FLOOD HAZARD AREA. FRESH WATER IS SUPPLIED BY A STATE APPROVED WATER DISTRIBUTION SYSTEM. THERE ARE NO EXISTING ON-SITE SEWAGE DISPOSAL FACILITIES SERVING THESE LOTS. EACH LOT SHALL BE RESPONSIBLE FOR ITS OWN ON-SITE SEWAGE DISPOSAL FACILITY. THE SOIL ABSORPTION DISPOSAL AREA SHALL BE LOCATED A MINIMUM OF 75 FEET FROM ANY CREEK, AND NOT WITHIN 150 FEET OF A FRESH WATER WELL, UNLESS REQUIRED OTHERWISE. MOST OF THE TRACTS HAVE LITTLE SOIL DEPTH OVER IMPERMEABLE LAYERS OF ROCK NEAR THE SURFACE. SOIL IS CLASSIFIED AS ERG & KNG. ALTERNATIVE ON-SITE SEWAGE FACILITY REQUIRED WHERE LIMITED SOIL EXISTS. A PERMIT TO CONSTRUCT INDIVIDUAL ON-SITE SEWAGE DISPOSAL FACILITIES MUST BE OBTAINED FROM THE LICENSING AUTHORITY PRIOR TO COMMENCING THE CONSTRUCTION OR INSTALLATION OF AN ON-SITE SEWAGE FACILITY. A LICENSE TO OPERATE AN INDIVIDUAL ON-SITE SEWAGE WASTE DISPOSAL FACILITY MUST BE OBTAINED FROM THE LICENSING AUTHORITY PRIOR TO OPERATING A NEW ON-SITE SEWAGE FACILITY AND WILL BE ISSUED AFTER SATISFACTORY COMPLETION AND APPROVAL OF CONSTRUCTION. THIS PROPERTY IS IN THE HUNT INDEPENDENT SCHOOL DISTRICT.

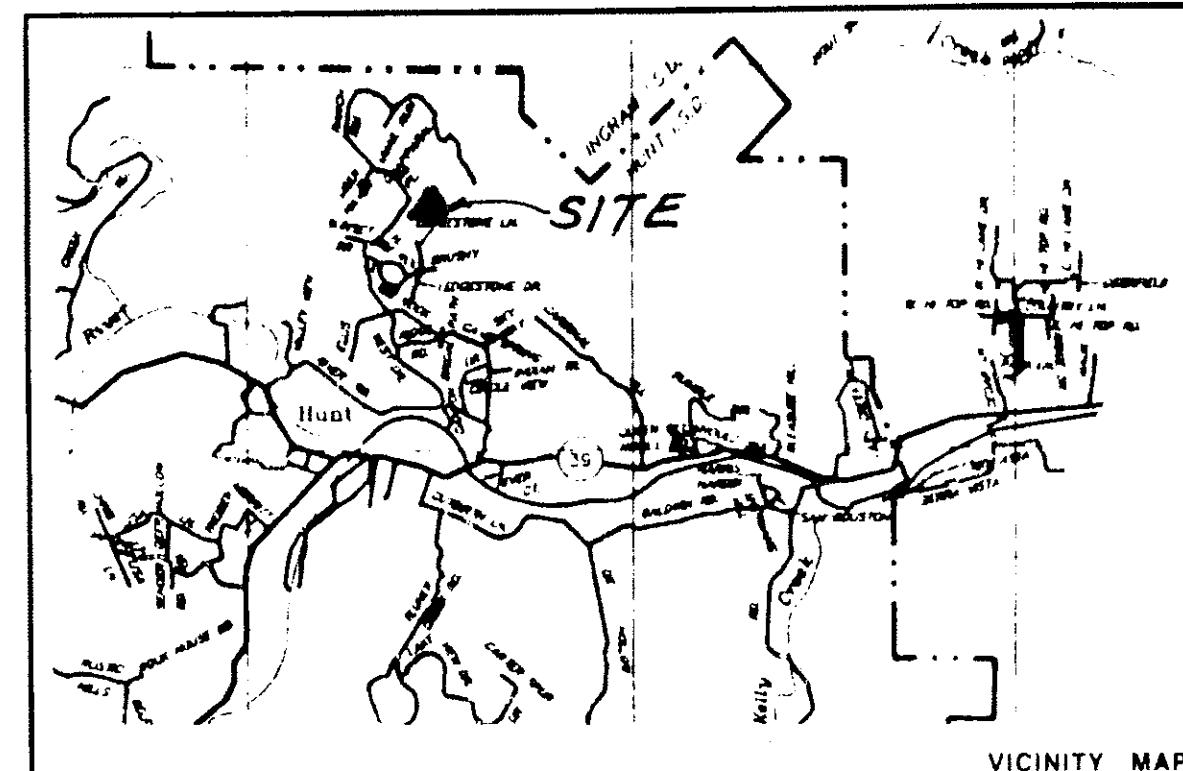
EASEMENT NOTES:

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 THE LOTS. THE EASEMENT AREA OF THE LOT 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 SHALL HAVE ALL OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM SAID RIGHT-OF-WAY EASEMENT. THE EASEMENT RIGHTS INCLUDE THE PRIVILEGE OF ABANDONING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN NECESSARY.

WE HEREBY CERTIFY THAT THE EASEMENTS AS STATED IN SUBDIVISION PLAT ENTITLED CAVE SPRINGS ADDITION, SECTION SEVEN, MEETS WITH OUR APPROVAL.

KERRVILLE PUBLIC UTILITY BOARD

HILL COUNTRY TELEPHONE COOPERATIVE, INC.



CAVE SPRINGS ADDITION, SECTION SEVEN

This subdivision in Kerr County, Texas, comprising 21.39 acres, more or less; out of original Survey No. 1621, T. W. N. G. R. Co., Abstract No. 806, comprising Lot No. 701 through Lot No. 706, Block One, being out of that 730.3 acre tract which was conveyed from Ellis B. Colvin and wife, Amy J. Colvin, to Walter B. Hailey, Jr., and Kirby Albright, by deed of record in Volume 156, at page 821, of the Deed Records of Kerr County, Texas.

OWNER: CANYON SPRINGS RANCH
MR. WALTER B. HAILEY, JR.
P. O. BOX 345 - HUNT, TEXAS 78024
TEL. 210 1-238 4357

DOMINGUES & ASSOCIATES
609 SIDNEY BAKER ST. - KERRVILLE, TEXAS 78028
SCALE 1" = 200 FEET JUNE, 1997