



ORIGINAL SUR. NO. 678
CYRUS DAVIS
ABST. NO. 131
PTD. TO HIM
PAT. NO. 25, VOL. 5
OCT. 8, 1876

ORIGINAL SURVEY NO. 1577
G.C. & S.F. R.R. CO.
CERTIFICATE NO. 2646
ABSTRACT NO. 905
PATENTED TO J.W. SNIDER
PATENT NO. 20, VOL. 7B
DATED DEC. 7, 1883

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 115 AT PAGE 1 OF THE DEED RECORDS OF KERR COUNTY.
Easements are provided for water lines and other underground utilities along the front of lots in varying widths of 15 to 20 feet as indicated on the plat.
Easements for overhead electric power and telephone lines are provided at places indicated on the plat.

ROAD DESCRIPTION
The street or road in this subdivision shall be as indicated on the plat. It shall have a right of way width of 30 feet lying 15 feet each side of the centerline which is described as follows: BEGINNING at a point in the East line of Cave Spring Addition, Section One, at a point 221.8 feet South of its NE corner; THENCE S.86°15'W. 100 feet; THENCE with an irregular curve to the left having chords as follows: S.82°05'W. 50 feet, S.75°02'W. 50 feet, S.62°16'W. 50 feet, S.43°05'W. 50 feet, S.19°39'W. 50 feet, S.9°57'W. 50 feet, and S.5°30'W. 50 feet to end of curve; THENCE S.1°52'W. 317.1 feet; THENCE with an irregular curve to the right having chords as follows: S.7°10'W. 50 feet, S.11°54'W. 50 feet, S.18°13'W. 50 feet, S.26°24'W. 50 feet, S.36°07'W. 50 feet; THENCE S.34°45'W. 50 feet; THENCE with an irregular curve to the left having chords as follows: S.28°50'W. 50 feet, S.18°41'W. 50 feet, and S.7°39'W. 50 feet; THENCE S.2°20'W. 100 feet; THENCE S.1°23'W. 150 feet; THENCE S.0°07'W. 75 feet; THENCE with an irregular curve to the left having chords as follows: S.33°17'E. 25 feet, S.72°26'E. 25 feet, N.71°20'E. 25 feet, N.31°00'E. 25 feet, N.4°15'E. 25 feet, N.10°W. 25 feet, and N.22°52'W. 25 feet; THENCE N.26°38'W. 100 feet; THENCE N.27°24'W. 25 feet; THENCE N.10°24'W. 22.3 feet to a point 15 feet West of the S.W. corner of Lot 4.

FIELD NOTE DESCRIPTION
This subdivision comprises a total of 22.5 acres of land, being 21.28 acres out of Original Survey No. 1577, G.C. & S.F. R.R. Co., Certificate No. 2646, Abstract No. 905, and 1.22 acres out of Original Survey No. 678, Cyrus Davis, Abstract No. 131, and being more particularly described by metes and bounds as follows, to wit: BEGINNING at an iron stake and fence corner set for a Southwest corner of said Original Survey No. 1577 and a Northwest corner of said Original Survey No. 678 in the East line of Original Survey No. 630, H.P. Garrison, Abstract No. 174 for the S.W. corner of this subdivision; THENCE with fence line and property line along the West line of said Original Survey No. 1577, North 1835 feet to an iron stake; THENCE East 504 feet to iron stake; THENCE South 2046 feet to an iron stake in property line fence; THENCE N.67°17'W. 546 feet to the place of beginning.
This subdivision comprises 11 lots numbered 1 to 11 and one street, as indicated on the plat.

CERTIFICATE OF AUTHENTICATION AND DEDICATION
STATE OF TEXAS
COUNTY OF KERR
Know all men by these present, 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 ONE, does hereby adopt the plat wherein this is inscribed as a subdivision of Kerr County, Texas, to be known as CAVE SPRING ADDITION, SECTION ONE, and does hereby dedicate to the Public, for public use forever, the street shown hereon. The area shown as PARK is dedicated to the use of owners of lots in this subdivision. The area lying West of the street between lots I and II shall remain the property of Cave Spring Development Co.
In witness whereof I, Ellis B. Colvin, president of Cave Spring Development Co., have affixed my hand at Kerrville, Texas, this 3rd day of April A.D. 1963.

Attest: Amy J. Colvin Ellis B. Colvin
Amy J. Colvin, Secy. Ellis B. Colvin, Pres.

State of Texas
County of Harris
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 inscribed 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 3rd day of April A.D. 1963.

Michael R. Pickering
Michael R. Pickering
Notary Public, Harris County, Texas

Approved by the Commissioners Court of Kerr County, Texas, on the 8th day of April A.D. 1963, by order No. 9412 of said court and was filed for record on the 8th day of April A.D. 1963, 2:00 o'clock P.M. and recorded on the 8th day of April A.D. 1963, at 2:15 o'clock P.M. in Volume 2 at page 98 of the Plat Records of Kerr County, Texas.

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

I, Louis Domingues, a Registered Professional (Civil) Engineer, 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

PLAT OF
CAVE SPRING ADDITION
SECTION ONE
A SUBDIVISION OF
SURVEY NO. 1577, G.C. & S.F. R.R. CO., ABST. NO. 905 &
SURVEY NO. 678, CYRUS DAVIS ABST. NO. 131
KERR COUNTY TEXAS
SCALE 1"=80 FEET APRIL 1, 1963