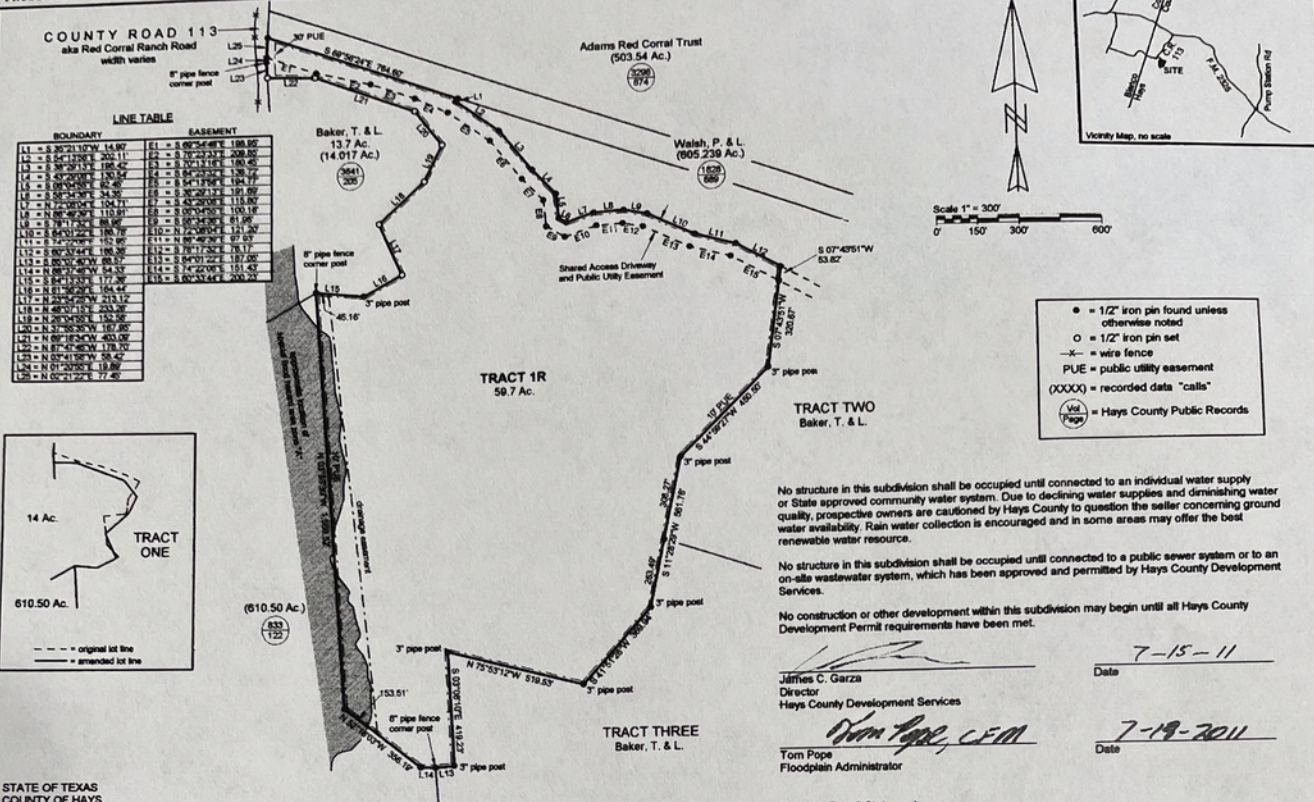


PHOTOGRAPHIC MYLAR



STATE OF TEXAS

COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That we, Thomas B. Baker, Jr. and Linda Rae Baker, owners of Tract One, PICO RANCH 1, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 13, Page 173, Hays County Plat Records, AND all of that tract of land called 14.017 acres, as described and recorded in Volume 3641, Page 205, Hays County Official Public Records, DO HEREBY subdivide Tract One and a portion of said 14.017 acres of land, to be known as Tract 1R, PICO RANCH 1, in accordance with the plat shown herein, subject to any and all easements or restrictions heretofore granted.

WITNESS MY HAND, this the 18th day of JUNE, A.D. 2011.

Thomas B. Baker, Jr., 1111 Red Corral Ranch Road, Wimberley, Texas 78676

Linda Rae Baker, 1111 Red Corral Ranch Road, Wimberley, Texas 78676

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared, Thomas B. Baker, Jr. and Linda Rae Baker, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of JUNE, A.D. 2011.

NOTARY PUBLIC in and for Hays County, Texas.
My commission expires 6-16-12



STATE OF TEXAS

COUNTY OF HAYS

I, Liz Gonzalez, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 1st day of August, A.D. 2011, at 4:00 o'clock P.M., in the Plat Records of Hays County, Texas, in Book 16, Page 134.

WITNESS MY HAND AND SEAL OF OFFICE this the 1st day of August, A.D. 2011.

Liz Gonzalez, County Clerk
HAYS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF HAYS

I, Liz Gonzalez, County Clerk of Hays County, Texas, do hereby certify that pursuant to its passage and adoption of Hays County Development Regulations Section 11.02(H), the Hays County Commissioners Court has authorized the filing for record of this plat.

WITNESS MY HAND AND SEAL OF OFFICE this the 1st day of August, A.D. 2011.

ALBERT "BERT" COBB, M.D.
COUNTY JUDGE
HAYS COUNTY, TEXAS

Liz Gonzalez, County Clerk
HAYS COUNTY, TEXAS

ADMINISTRATIVE AUTHORIZATION

JAMES C. GARZA
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

EAGLE
LAND
SURVEYING
(512) 847-1079
P.O. Box 2264 Wimberley, TX 78676

Date: June 10, 2011
Job No.: 11-053 JW
File: PICO1R3.ZAK

No structure in this subdivision shall be occupied until connected to an individual water supply or State approved community water system. Due to declining water supplies and diminishing water quality, prospective owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system, which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

James C. Garza
Director
Hays County Development Services

7-15-11
Date

Tom Pope
Floodplain Administrator

7-19-2011
Date

Driveway Permit Statement:

"In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated roadway unless (a) a Driveway Permit has been issued by the Road Department of Hays County and (b) the driveway satisfies the minimum spacing requirement for driveways set forth in Sections 7.4 and 7.5 of the Hays County Subdivision Regulations."

Minimum driveway culvert size:

All lots shall have a minimum driveway culvert size of 18"; if needed.

General notes:

"The requirement concerning construction standards for mailboxes installed within the right-of-way of streets and highways and requiring all such mailboxes to be made of collapsible materials, as defined in the ordinance."

"Approval of this preliminary plan does not constitute approval of any deviation from the County's land development regulations in the final plat, construction plan or site plan stage, unless such deviations have been specifically requested in writing and subsequently approved in writing by the County. Such approvals do not relieve the engineer of the obligation to modify the design of the project if it does not meet all other County land development regulations or if it is subsequently determined that the design would adversely impact the public's safety, health, welfare or property."

Commissioner's notes:

In approving this plat by the Commissioners Court of Hays County, Texas, it is understood that all roads shown herein are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property. The construction, repair and maintenance of these roads and any associated drainage improvements will be the responsibility of the Subdivider and/or subsequent owners of the subdivision and will not be the responsibility of Hays County.

NOTES:

- 1) This subdivision lies within the boundaries of the Edwards Aquifer Contributing Zone.
- 2) A portion of this subdivision lies within the boundaries of a Special Flood Hazard Area as delineated on Hays County Community Panel #400321 (2006), dated September 2, 2006.
- 3) Water service for this subdivision is to be by private, individual water supply.
- 4) Wastewater treatment for this subdivision is to be by private, individual On-site Sewage Treatment.
- 5) Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
- 6) Telephone service for this subdivision is provided by Verizon.
- 7) This subdivision lies within the Blanco Independent School District.
- 8) This subdivision lies within Hays County Emergency Service District #8 (Fire Dept).
- 9) This subdivision lies within Hays County Emergency Service District #7 (EMS).
- 10) This subdivision lies within the Blanco River Watershed.
- 11) No portion of this subdivision is within the corporate city limits or the ETJ of any municipality.
- 12) Total number of lots is 1, the total area of this subdivision is 59.7 acres, the average size of the lots is 59.7 acres, with 1 lot 10 acres or larger, 0 lots 5-10 acres, 0 lot 2-5 acres, 0 lots 1-2 acres and 0 lots smaller than 1 acre.
- 13) Reference public utility easements being 30' wide along the front property lines and 10' wide along all other property lines, as per plat of PICO RANCH 1.
- 14) Reference subdivision plat of PICO RANCH 1, Volume 13, Page 173, Hays County Plat Records.

KNOW ALL MEN BY THESE PRESENTS, That I, Clyde Barroso, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were found or properly placed under my supervision.

Clyde Barroso R.P.L.S. #5404, State of Texas



REPLAT OF TRACT ONE, PICO RANCH ONE

Being a replat of Tract One, PICO RANCH 1, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 13, Page 173, Hays County Plat Records; AND a portion of that tract of land called 14.017 acres, as described and recorded in Volume 3641, Page 205, Hays County Official Public Records.