

Plat of Valley Vista Subdivision

DEDICATION OF UTILITY EASEMENTS

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereof, 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 streets, alleys, boulevards, lanes, and roads of this subdivision, and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes, and roads where subdivision lines or lots of individual tracts are deeded to the center line of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the 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 the 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 plat of Valley Vista Subdivision is approved by Uvalde County Commissioners' Court with the stipulation that Uvalde County does not accept as County Roadways, the road easements dedicated for public use by the subdivisor, nor does Uvalde County assume responsibility for repair, maintenance, construction or reconstruction of roadways, utilities, or other improvements dedicated for public use by the subdivisor.

"NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS: Land within this subdivision is subject to certain deed restrictions or restrictive covenants which may limit or otherwise affect the use and enjoyment of the land by the owner."

STATE OF TEXAS
COUNTY OF UVALDE

The owner of the land shown on this plat and whose name is subscribed hereto and in person or through a duly authorized agent acknowledge that no portion of the land within this subdivision is to be dedicated to public use.

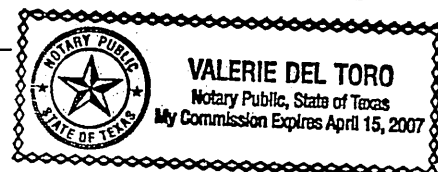
Thomas L. Kirkpatrick
By: Thomas L. Kirkpatrick
24 Inverness Parkway
Houston, Texas 77055

STATE OF TEXAS
COUNTY OF UVALDE

Before me, the undersigned authority, on this day personally appeared Thomas L. Kirkpatrick, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 8th day of January, 2007.

Valerie Del Toro
Notary Public



I, the County Judge of Uvalde County, Texas, hereby indicate approval of this plat and supporting material by the Commissioners Court of Uvalde County, Texas.

Reviewed and Approved this 8th day of January, 2007.

Guadalupe R. Martinez
UVALDE COUNTY JUDGE

Plat of 266.67 acres, divided in to 91 tracts, out of a 694.2 acre tract, Clerk's # 2006003722 Official Public Records of Uvalde County, Texas; consisting of 1.17 acres out of the I. D. Coulter Survey 624, Abstract 132, 31.24 acres out of the E. L. & R. R. RR. Co Survey 949, Abstract 886, and 234.26 acres out of H. E. & W. T. RR. Co. Survey 797, Abstract 972, Uvalde County, Texas.

STATE OF TEXAS
COUNTY OF UVALDE

I, LUCILLE C. HUTCHERSON, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED THE 08 DAY OF JANUARY, 2007 AT 01:35:47 PM M. IN THE RECORDS OF PLATS OF SAID COUNTY IN VOLUME 2007000131 ON PAGE 1 IN TESTIMONY WHEREOF WITNESS MY HAND AND SEAL OF OFFICE THIS THE 08 DAY OF JANUARY, A.D. 2007.

LUCILLE C. HUTCHERSON
COUNTY CLERK, UVALDE COUNTY, TEXAS.

BY: *Lucille C. Hutcherson*

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lucille C. Hutcherson
Lucille C. Hutcherson, County Clerk
Uvalde County TEXAS

January 08, 2007 01:35:47 PM

FEE: \$1,091.00

2007000131

LEGEND:

- D.R. DEED RECORDS, UVALDE COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS, UVALDE COUNTY, TEXAS
- Set 5/8" Iron Pin or Cotton Spindle
- Found Monument
- Concrete Highway Marker

118.852 Acres
George R. Brown
Vol. 197, Pg. 658 D.R.

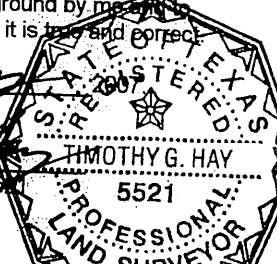
Neptune - Wilkinson Associates, Inc.
Joel Wilkinson
4010 Manchaca Road
Austin, Texas 78704
(512) 462-3373

A Certified Copy
Page 2 of 2
Attest: Lucille C. Hutcherson
Uvalde County Clerk

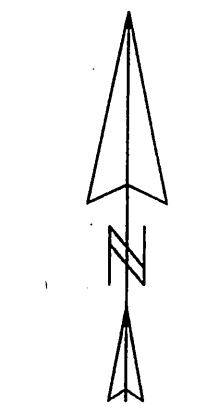
I hereby certify that the foregoing plat was prepared from an actual survey performed on the ground by me and the best of my knowledge and belief it is true and correct.

This the 08 day of January, 2007

Timothy G. Hay
Timothy G. Hay, R.P.L.S. NO. 5521
Hay & Associates Surveying Co.
271 CR 448, Hondo, Texas 78861
(830) 426-8553
Job: 6104-S



Valley Vista Subdivision
Sheet 2 of 2



Scale: 1" = 200'

BEARINGS SHOWN HEREON
ARE GEODETIC FROM GPS
OBSERVATIONS.

Survey 797
H. E. & W. T. RR. Co.
Abstract 972

Valley Vista Drive

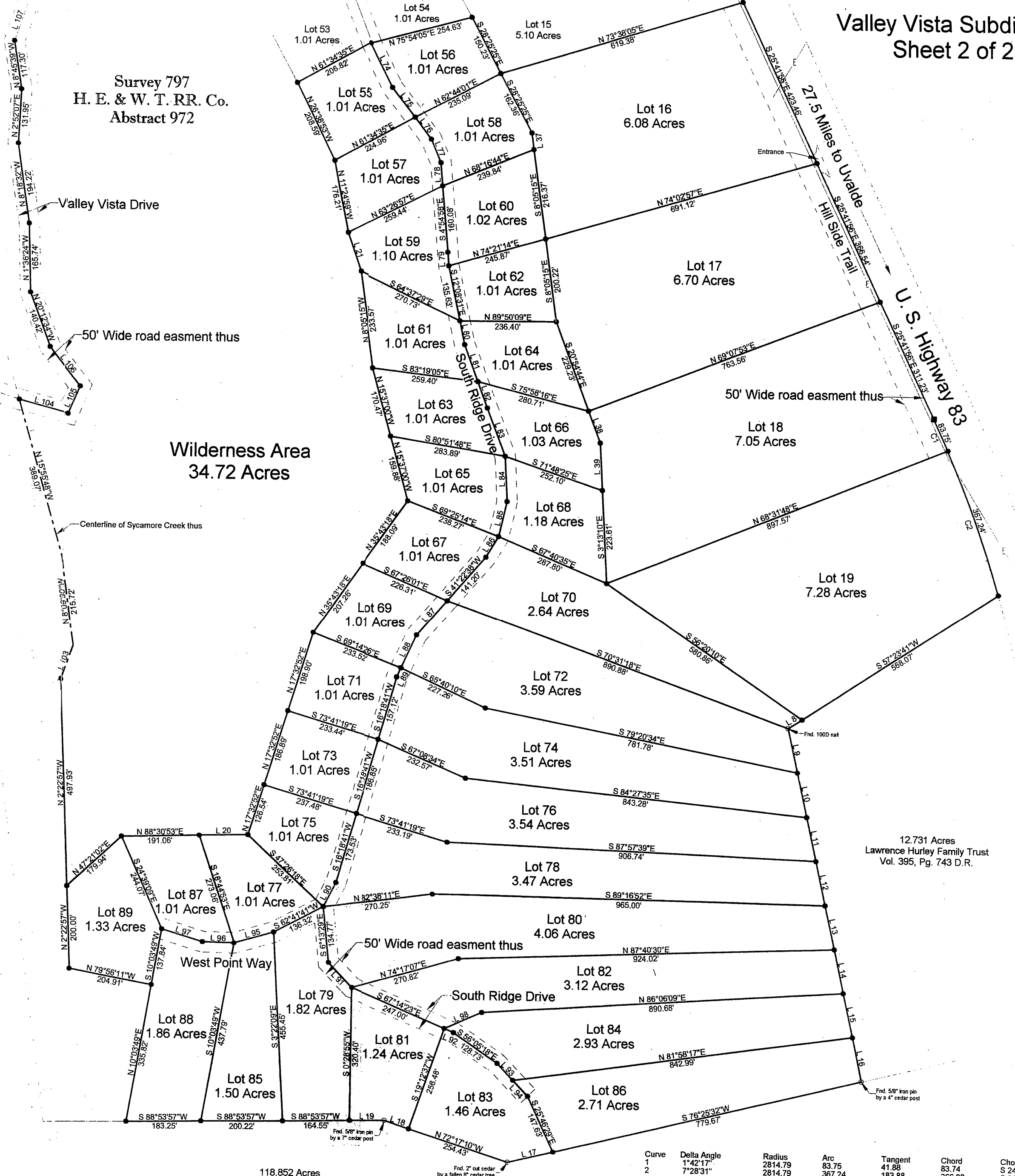
50' Wide road easment thus

Wilderness Area
34.72 Acres

Centerline of Sycamore Creek thus

Future Development

According to the Flood Insurance Rate Map for Uvalde County, Texas, Community-Panel # 480629 075 B, Effective Date: August 4, 1987, all of the residential tracts appear to lie outside the 100-Year Flood Boundary and in Zone C.



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	1°42'17"	41.88	83.74	183.88	366.98	S 20°11'59"E
2	7°28'31"	2814.79	367.24			