

Grantors hereby transfer 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 side and back lines of all tracts, and with the authority to place, construct, operate, maintain, relocate and replace thereon a utility 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 tracts not within said easement so long as such items do not prevent the construction of buildings on any of the tracts of this subdivision. Nothing shall be placed or permitted to remain within the easement area for the installation and maintenance of utilities. The easement rights herein reserved shall extend to each tract and all improvements within it shall be maintained by the owner of the tract 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.

I.S. - iron stake or rebar  
steel reinforcing bar  
[ ] - deed or plat information  
plat - reference recorded  
subdivision map or plat  
deed - reference deed information  
/ - Volume & page

1/2" iron stake  
(steel reinforcement  
bar) found

Lot 28  
Riverside North  
(unrecorded)  
(this side)

11-462

original Survey No. 638  
S. W. Watkins  
Abstract No. 368

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

Nick Lamonte  
911 representative

ed this 30<sup>th</sup> day of July, 2021

I have reviewed this plat of Shadow Bluff w. \_\_\_\_\_  
hereby approve this plat for recording.

Marshall Heap, P.E.  
Marshall Heap, P.E., Area Engineer

ed this 2<sup>nd</sup> day of AUGUST, 2021

I hereby certify that this proposed system is subject to complying with the rules and regulations of the State of Texas and the City On-Site Sewage Facilities. Individual OSSF systems are subject to the rules and regulations of the permitting process, in accordance with the site evaluation with respect to the individual site TAC, Chapter 285, OSSF Rules.

Patricia S. Hulett, D# 0518771, signed this 30th day of July, 2021.  
Patricia S. Hulett or Ashli Badders  
Designated Representative For Kerr County, Missouri  
SSF

I do hereby certify that the subdivision presented hereon does include areas within a designated 100 year flood hazard zone and for which the Rules & Regulations apply.

Charlie Hasty Da<sup>s</sup> this 9 day of AUGUST, 2021

**Charlie Hastings**  
Flood Plain Administrator

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

Chloe Hastings Dated this 9 day of AUGUST, 2021

**Charlie Hastings**  
County Subdivision Representative

original Survey No. 639  
S. H. Larrimore  
Abstract No. 1099

The location of the 100 year flood hazard area as determined by a Floodplain Study, dated March 2017, and prepared by Hewitt Engineering, Inc., is approximately as indicated on the plat by the dashed line.

Each tract shall be responsible for its own fresh water source and 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 100 feet of a fresh water well.

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 systems selection must be made in conjunction with the Site Evaluation with respect to the individual site permitting process, in accordance with the 30 TAC 285 OSSF rules.

Authorization to drill, replace, alter, equip, plug, or transfer ownership of a water well: public, private or any beneficial use must be obtained from the Headwaters Groundwater Conservation District prior to drilling and producing water therefrom.

Sudivision design, layout and construction shall be done to minimize any adverse impact to private property, public property, all easements, and all public or private right-of-ways either within or outside the proposed subdivision. Provisions must be made to assure that no adverse impact is made to existing drainage systems within public right-of-ways. All drainage design, layout and

to existing drainage systems within public right-of-ways. All drainage design, layout and construction shall comply with all applicable laws of the state of Texas and the United State of America.

### Owner's Acknowledgement

STATE OF TEXAS )(

COUNTY OF KERR )C

The owner of the land shown on this plat, and whose names are subscribed hereto, and in person or through a duly authorized agent, dedicated to Kerr County, Texas, for the use of the public forever all roads, alleys, parks, water courses, drains, easements, in all of the aforesaid public places and all other public places thereon shown for the purpose and consideration therein expressed.

The owner has written consent of all lien holders, and certifies that all roads, drainage structures and other items constructed have been built in accordance with all engineered data submitted and pursuant to the standards set forth in Kerr County Subdivision Rules & Regulations.

Shadow Bluff LLC

Becky Key

President

STATE OF TEXAS )(

COUNTY OF KERR ) (

BEFORE ME, the undersigned authority, on this day personally appeared BECKY KEY, known to me to be the persons whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this 2ND day of AUGUST, 2021.

*Jennifer S. Michel*  
Notary Public  
Kerr County, Texas

[illegible]

# Shadow Bluff

This subdivision, lying and being situated in the County of Kerr, State of Texas; being Tract S. W. 42, of an acre, more or less, and Tract Two, 78.94 acre, more or less, out of original Survey No. 638, S. One, Watkins, Abstract No. 368; and original Survey No. 639, S. H. Larimore, Abstract No. 1099; which tract was conveyed from Lisa Ott Lark, et al., to Shadow Bluff, LLC, by deed recorded under Clerk's File Number 21-05422, in the Official Public Records of Kerr County, Texas, which tract was previously conveyed to Louis H. Sturnberg to George J. Laughlin, by Warranty Deed dated January 2, 1944, and recorded in Clerk's File Number 21-05422, in the Official Public Records of Kerr County, Texas, and which tract is now owned and held by the said George J. Laughlin, et al., in the name of the Property Owners' Association of Kerr County, Texas, which tract is part of the former Richard H. Friedrich ranch; comprising Tract 0, Common Area, containing 0.42 of an acre, Tracts 1 through 8, containing 77.44 acres, and 1.54 acre in dedicated area for Bear Creek Sound Rd. W.

Developer:

Shadow Bluff LLC  
Becky Key  
Key & Key Realty  
Hunt, Texas 78024  
Cell - 830 459 6155

*Dominicus & Accas*

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Firm No. 100934-00

Scale 1" = 120 Feet  
August, 2021  
sheet 1 of 1