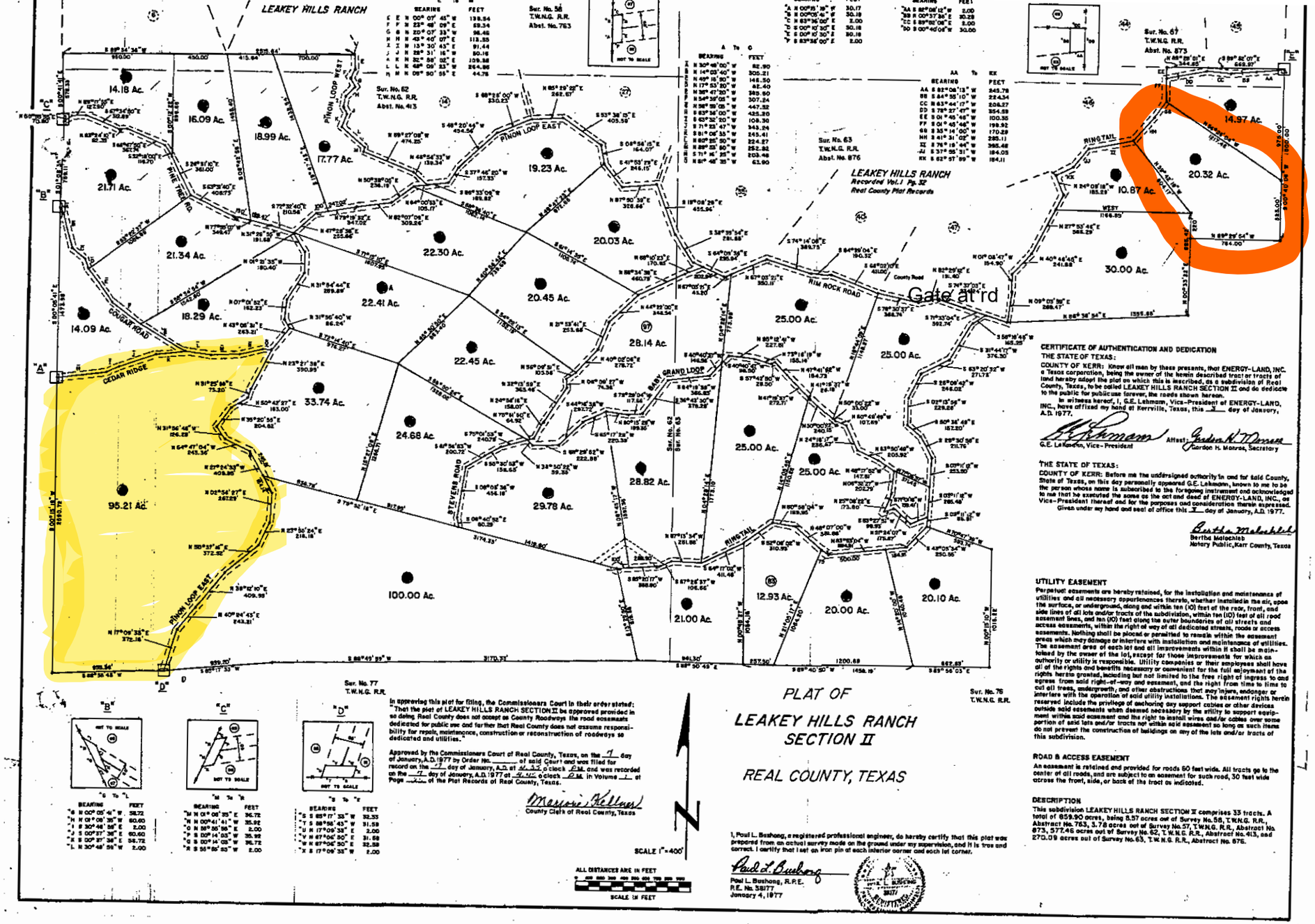

PLAT OF LEAKEY HILLS RANCH SECTION II

REAL COUNTY, TEXAS

SCALE 1"=400'

ALL DISTANCES ARE IN FEET

SCALE IN FEET

In approving this plat for filing, the Commissioners Court in their order stated: "That the plat of LEAKEY HILLS RANCH SECTION II be approved provided in so doing Real County does not accept as County Roadways the road easements dedicated for public use and further that Real County does not assume responsibility for repair, maintenance, construction or reconstruction of roadways so dedicated and utilities."

Approved by the Commissioners Court of Real County, Texas, on the 7 day of January, A.D.1977 by Order No. ____ of said Court and was filed for record on the 7 day of January, A.D. at 10:45 o'clock P.M. and was recorded on the 7 day of January, A.D.1977 at 4:45 o'clock P.M. in Volume 1 at Page 35 of the Plat Records of Real County, Texas.

Marjorie Kellar
County Clerk of Real County, Texas

I, Paul L. Bushong, a registered professional engineer, do hereby certify that this plat was prepared from an actual survey made on the ground under my supervision, and it is true and correct. I certify that I set an iron pin at each interior corner and each lot corner.

Paul L. Bushong
Paul L. Bushong, R.P.E.
R.E. No. 58177
January 4, 1977

CERTIFICATE OF AUTHENTICATION AND DEDICATION

THE STATE OF TEXAS:

COUNTY OF KERR: Know all men by these presents, that ENERGY-LAND, INC. a Texas corporation, being the owner of the herein described tract or tracts of land hereby adopt the plat on which this is inscribed, as a subdivision of Real County, Texas, to be called LEAKEY HILLS RANCH SECTION II and do dedicate to the public for publicuse forever, the roads shown hereon.

In witness hereof, I, G.E. Lehmann, Vice-President of ENERGY-LAND, INC., have affixed my hand at Kerrville, Texas, this 3 day of January, A.D. 1977.

G.E. Lehmann, Vice-President Attest: Gordon H. Monroe, Secretary

THE STATE OF TEXAS:

COUNTY OF KERR: Before me the undersigned authority in and for said County, State of Texas, on this day personally appeared G.E. Lehmann, 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 ENERGY-LAND, INC., as Vice-President thereof and for the purposes and consideration therein expressed. Given under my hand and seal of office this 3 day of January, A.D. 1977.

Bertha Malechleb
Bertha Malechleb
Notary Public, Kerr County, Texas

UTILITY EASEMENT

Perpetual easements are hereby retained, for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installedin the air, upon the surface, or underground, along and within ten (10) feet of the rear, front, and side lines of all lots and/or tracts of the subdivision, within ten (10) feet of all road easement lines, and ten (10) feet along the outer boundaries of all streets and access easements, within the right of way of all dedicated streets, roads or access easements. 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 all improvements within it shall be maintained by the owner of the lot, except for those improvements for which an authority or utility 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 all trees, undergrowth, and other obstructions that may injure, endanger or interfere with the operation of said utility installations. The easement rights herein reserved include the privilege of anchoring guy support cables or other devices outside said easements when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portion 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.

ROAD & ACCESS EASEMENT

An easement is retained and provided for roads 60 feet wide. All tracts go to the center of all roads, and are subject to an easement for such road, 30 feet wide across the front, side, or back of the tract as indicated.

DESCRIPTION

This subdivision LEAKEY HILLS RANCH SECTION II comprises 33 tracts. A total of 659.90 acres, being 8.57 acres out of Survey No. 56, T.W.N.G. R.R., Abstract No. 763, 3.78 acres out of Survey No. 57, T.W.N.G. R.R., Abstract No. 873, 577.46 acres out of Survey No. 62, T.W.N.G. R.R., Abstract No. 413, and 270.09 acres out of Survey No. 63, T.W.N.G. R.R., Abstract No. 876.

1-7-1977
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