



LOCATION MAP

THE STATE OF TEXAS
COUNTY OF REAL

Know All Men By These Presents:

That Barbara M. Hicks is the owner of the subdivision shown and platted hereon and hereby adopt the plat of subdivision of its own free will, and dedicate all easements for purposes noted and do dedicate to Real County for public use forever, the roads shown hereon.

Witness my hand this 12th day of FEBRUARY, 1996.

Barbara M. Hicks
Barbara M. Hicks

THE STATE OF TEXAS
COUNTY OF REAL

Before me, the undersigned authority, on this day personally appeared Barbara M. Hicks, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office this 12th day of FEBRUARY, 1996. My commission expires the 15th day of MARCH, 1998.

*Michael J. C...
Notary Public, County of Real*



UTILITY EASEMENT

It is understood and agreed that out of the property hereby conveyed perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereon, 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 the subdivision, and ten (10') along the outer boundaries of all streets, boulevards, lanes, drives, and roads, where property lines of individual lots and/or tracts are deeded to the center line of said avenue. Nothing shall be placed or permitted to remain in the easement areas which may damage or interfere with installation and maintenance of utilities. The easement area of each lot and all the improvements within it shall be maintained by the owner of the lot, except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all the rights and benefits necessary or convenient for the full enjoyment of the right of ingress and egress from said right-of-way 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 any support equipment outside said easement and the right to install wire and/or cables over said 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. Provided, however, that in the event two or more lots (or any part thereof) are combined under one ownership to form one building lot or site, and no utilities are occupying the ten foot (10') side lot line easement which would run through the combined lot or site, then in that event, the ten foot (10') side lot line easement shall be relocated to the side lot lines of the combined building lot or site.

THE STATE OF TEXAS
COUNTY OF REAL

#38,381

I, Rosemary Brice, Ex-Officio Clerk of the Commissioners' Court of Real County, Texas, do hereby certify that the map inscribed herein was filed for record on the 12th day of FEBRUARY, A.D. 1996 at 2:35 o'clock P.M., and was duly recorded on the 22nd day of FEBRUARY, A.D. 1996 at 10:14 o'clock P.M., in Volume 1, page 103, Plat Records, Real County, Texas.

Rosemary Brice
Rosemary Brice
County Clerk, Real County, Texas

Restractions filed in Real Property Record, Volume 20, pg. 307.

VALLEY RANCH REAL COUNTY, TEXAS

DESCRIPTION

This subdivision, Valley Ranch, comprises 51 tracts of land, a total of 163.02 acres, being 136.68 acres out of Survey No. 235, Eljah B. Franklin, Abst. No. 237, and 26.44 acres out of Survey No. 79, John H. Gibson, Abst. No. 258. The said 163.02 acres being out of a certain 163.2138 acre tract conveyed from John H. Cranshaw, Jr., et al to Barbara M. Hicks by deed dated January 2, 1996 and recorded in Volume 20, Page 10 of the Real Property Records of Real County, Texas.

Linear feet of road: 6800 feet

I, Paul L. Bushong, a registered professional engineer and registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.

Paul L. Bushong
Paul L. Bushong
Registered Professional Engineer No. 36177
Registered Professional Land Surveyor No. 2340
February 06, 1996



BUSHONG ENGINEERING & SURVEYING
402 Forest Ridge Kerrville, Texas 78628 210-865-4853
SHEET 1 OF 2

VALLEY RANCH REAL COUNTY, TEXAS

SCALE 1" = 200'

NOTE: all roads are 60' in width
cul-de-sacs have 50' radius
all cor. marked by set 1/2" i.s.
electrical line — s —

**SURVEY NO. 235
ELIJAH B. FRANKLIN
A-237**

ref. 101.04 Ac.
Vol. 84 Pg. 612

ref. 41.28 Ac.
Vol. 85 Pg. 209

**SURVEY NO. 79
JOHN H. GIBSON
A-256**

Note: a one foot (1') strip of land along the south, west
and north lines of subdivision is retained by grantor

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professional land surveyor, on the basis of my knowledge, information, and
belief, hereby certify that as a result of a survey made on the ground under
my supervision to the normal standards of care of professional land
surveyors in Texas, this is an accurate representation of the property shown
hereon.

Paul L. Bushong
Paul L. Bushong
Registered Professional Engineer No. 38177
Registered Professional Land Surveyor No. 2340
February 08, 1998



BUSHONG ENGINEERING & SURVEYING
402 Forest Ridge Kerrville, Texas 78028 210-885-4953

SHEET 2 OF 2

Chula Vista Subdivision
Vol. 1 Pg. 56 PR

30' wide road
access esml.
Vol. 84 Pg. 615 and
Vol. 85 Pg. 212 DR

