

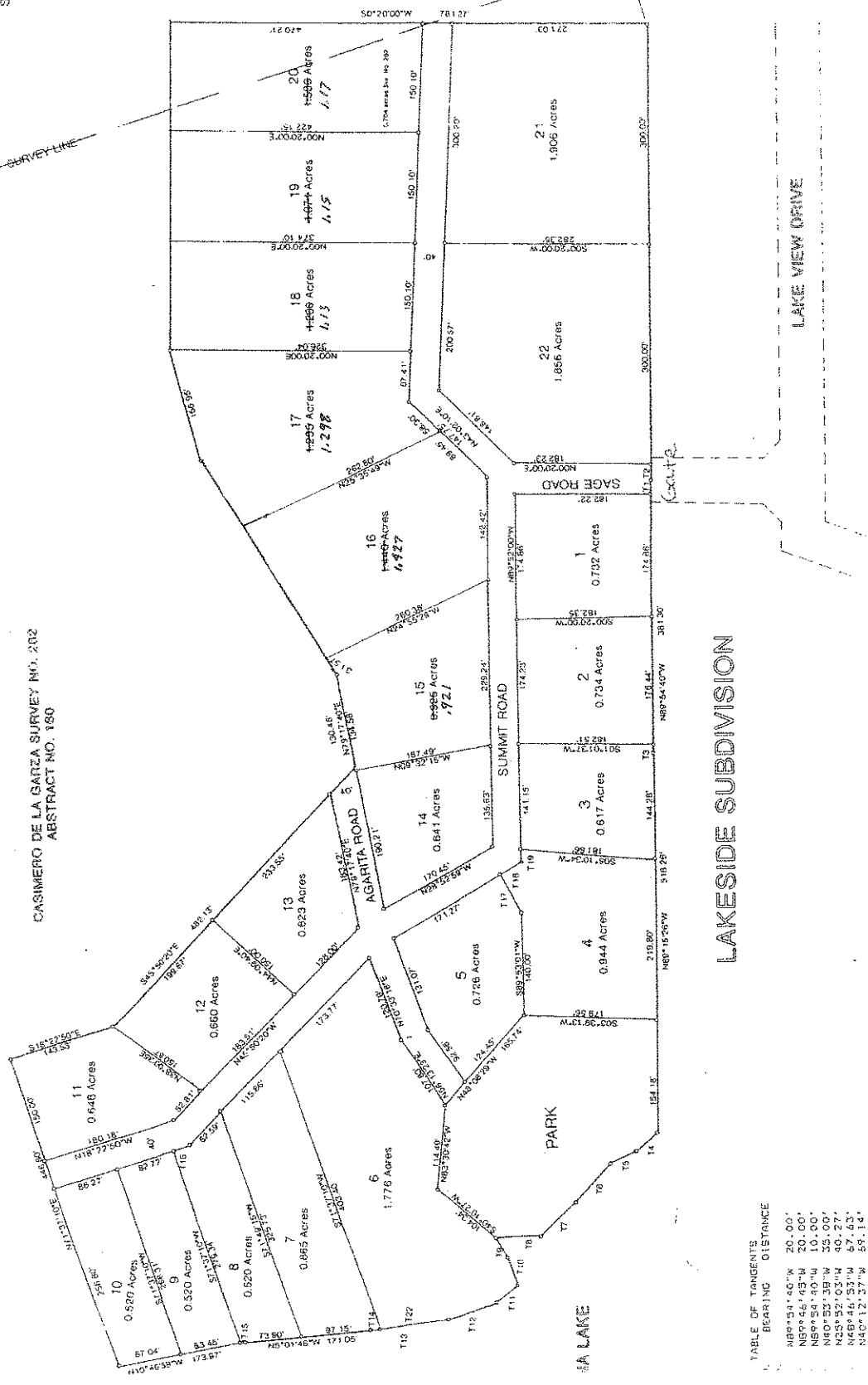
# BRUSHY CREEK RANCH, UNIT ONE

S. TSCHIRHART SURVEY  
ABSTRACT NO. 23

CASIMERO DE LA GARZA SURVEY NO. 202  
ABSTRACT NO. 180



SCALE 1"=100'



## LAKESIDE SUBDIVISION

TABLE OF TANGENTS

BEARING	DISTANCE
N89°51'46"W	20.00'
N89°56'42"W	20.00'
N80°53'38"W	20.00'
N25°52'03"W	40.27'
N48°46'53"W	67.43'
N40°12'37"W	69.14'

# BRUSHY CREEK RANCH UNIT TWO

APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE

SECTION OF DEDICATED ROADS ARE 6.018 ACRES.  
NORTH OF DEDICATED ROADS IS 4.335 FEET.  
NUMBER OF LOTS IS 20.

3) (PERA)  
I, the undersigned, the owner of this  
herein does hereby dedicate the  
its in Brushy Creek Ranch,  
half section 16, T. 12N., R. 10E.,  
judicial and by roads and  
as appurtenant to the same.  
County of Bandera, Texas.  
I, Kelly M. Remson, the  
never becomes a public  
entity again.

THE JUDICIAL  
SECTION  
1991. 12.19

Brushy Creek Joint Venture

THE JUDICIAL  
SECTION  
1991. 12.19

DAVE  
1991. 12.19

THE JUDICIAL  
SECTION  
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1991. 12.19

THE JUDICIAL  
SECTION  
1991. 12.19

A 115.556 ACRE TRACT OF LAND OUT OF THE H. & D.B. R.R. CO. SURVEY  
NO. 293, ABSTRACT NO. 588, THE J.P. FREEMAN SURVEY NO. 306, ABSTRACT  
NO. 2179, THE G.B. & C.N.G. R.R. CO. SURVEY NO. 289, ABSTRACT NO. 44  
AND THE S. TSCHIRHART SURVEY NO. 250, ABSTRACT NO. 2239  
IN BANDERA COUNTY, TEXAS.

## UTILITY EASEMENTS

It is understood and agreed that out of the property hereby  
conveyed that portions of the utility easements reserved for the installation  
thereof, whether installed in the air, upon a surface or  
underground, along and within ten feet (10') of the road, front and  
side lines of all lots and/or tracts and in the streets, alleys,  
boulevards, lanes and roads where subdivision lines or lots of  
individual tracts are located to the center line of the roadway.  
Nothing shall be placed or permitted to remain on the easement  
areas which may damage or interfere with the installation, use or  
maintenance of utilities. The easements shall extend to the ends of  
improvements which are installed thereon.  
The easements shall be subject to the authority of utility  
companies or other persons for which an authority or utility  
company is responsible. Utility companies or other persons shall  
have all the rights and benefits necessary or convenient for full  
employment 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 off trees,  
undergrowth and other obstructions that may injure, endanger, or  
interfere with the operation of said utility lines. The easements shall  
assessments herein and 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 same  
portions of said lots and/or tracts not within said easement so  
long as such items do not prevent the construction of buildings of  
any of the lots and/or tracts of this subdivision.

STATE OF TEXAS  
COUNTY OF BANDERA

Know all men by these presents, that I, Kelly M. Remson, manager  
of Brushy Creek Joint Venture, owner of the herein described tract  
of land, hereby grant the plot whereon this is located as a plot  
of Brushy Creek Ranch, Unit Two.

Witness my hand this 15th day  
of December, 1993.

*Kelly M. Remson*  
Kelly M. Remson  
Manager, Brushy Creek Joint Venture

STATE OF TEXAS  
COUNTY OF BANDERA

Before me, the undersigned authority on this day personally  
appeared Kelly M. Remson, 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 consideration therein  
expressed, and in the capacity therein stated.

Given under my hand and seal of office this 15th day  
of December, 1993.

*Arthur Lee Wright*  
Arthur Lee Wright  
Notary Public in and for the State of Texas

My commission expires  
1993. 12.19

STATE OF TEXAS  
COUNTY OF BANDERA

I hereby certify that this plot is true and correct according to the  
survey made on the ground under my supervision and completed on  
April 13, 1993. All corners are marked with iron rebar.

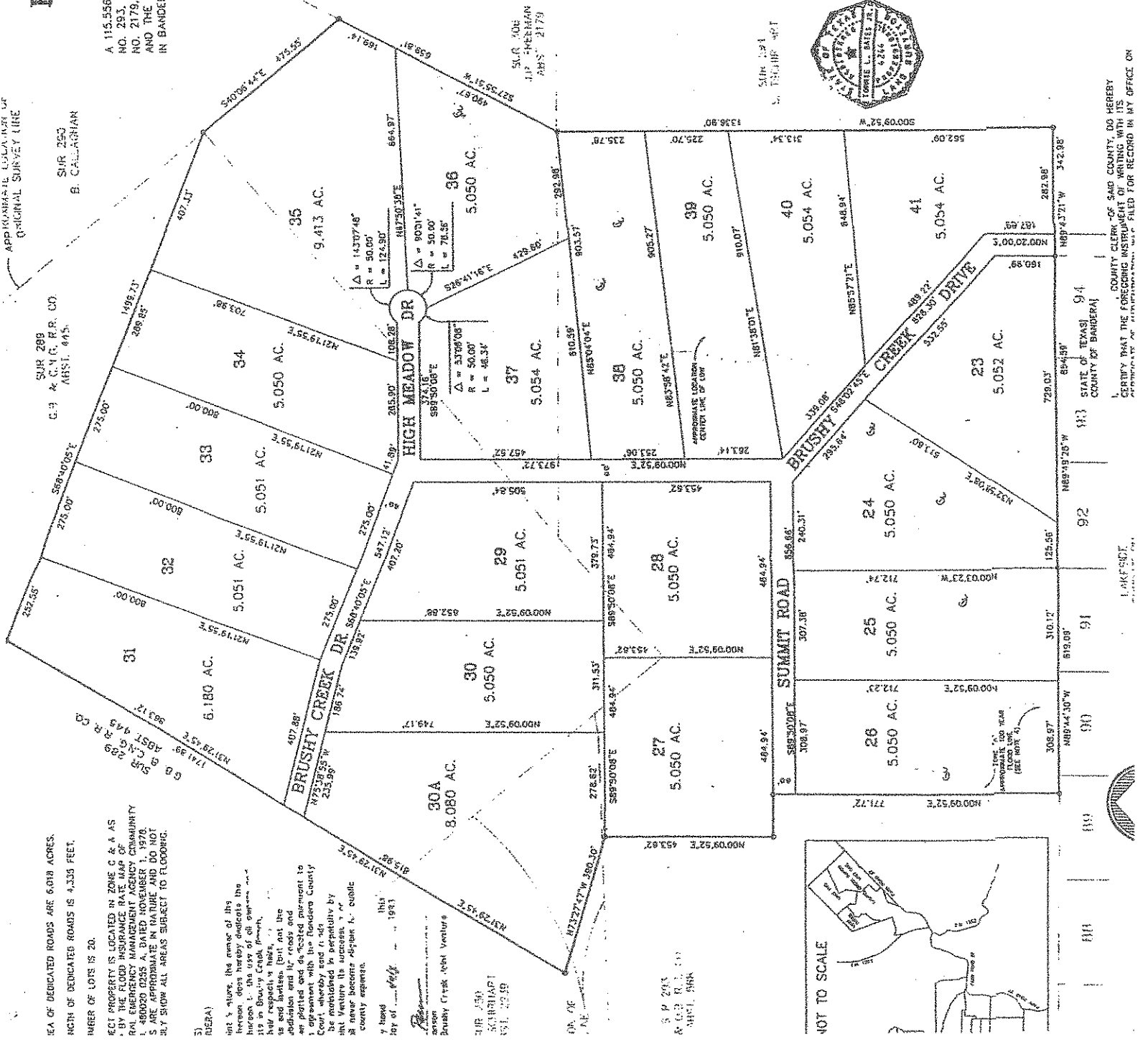
STATE OF TEXAS  
COUNTY OF BANDERA

APPROVED BY THE COMMISSIONER'S COURT OF BANDERA COUNTY, TEXAS ON  
30th DAY OF July, A.D. 1993.

COUNTY JUDGE, BANDERA COUNTY, TEXAS

COMMISSIONER, PRECINCT NO. 1

COMMISSIONER, PRECINCT NO. 2

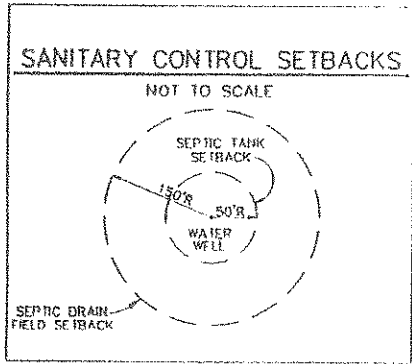


I, COUNTY CLERK OF SAID COUNTY, DO HEREBY  
CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS  
APPROPRIATE RECORDING FEES HAS BEEN FILED FOR RECORD IN MY OFFICE ON

LAKESIDE

# BRUSHY CREEK RANCH UNIT THREE

A 12.644 ACRE TRACT OF LAND OUT OF THE CASIMERO DE LA GARZA SURVEY No. 282, ABSTRACT No. 180, BANDERA COUNTY, TEXAS.



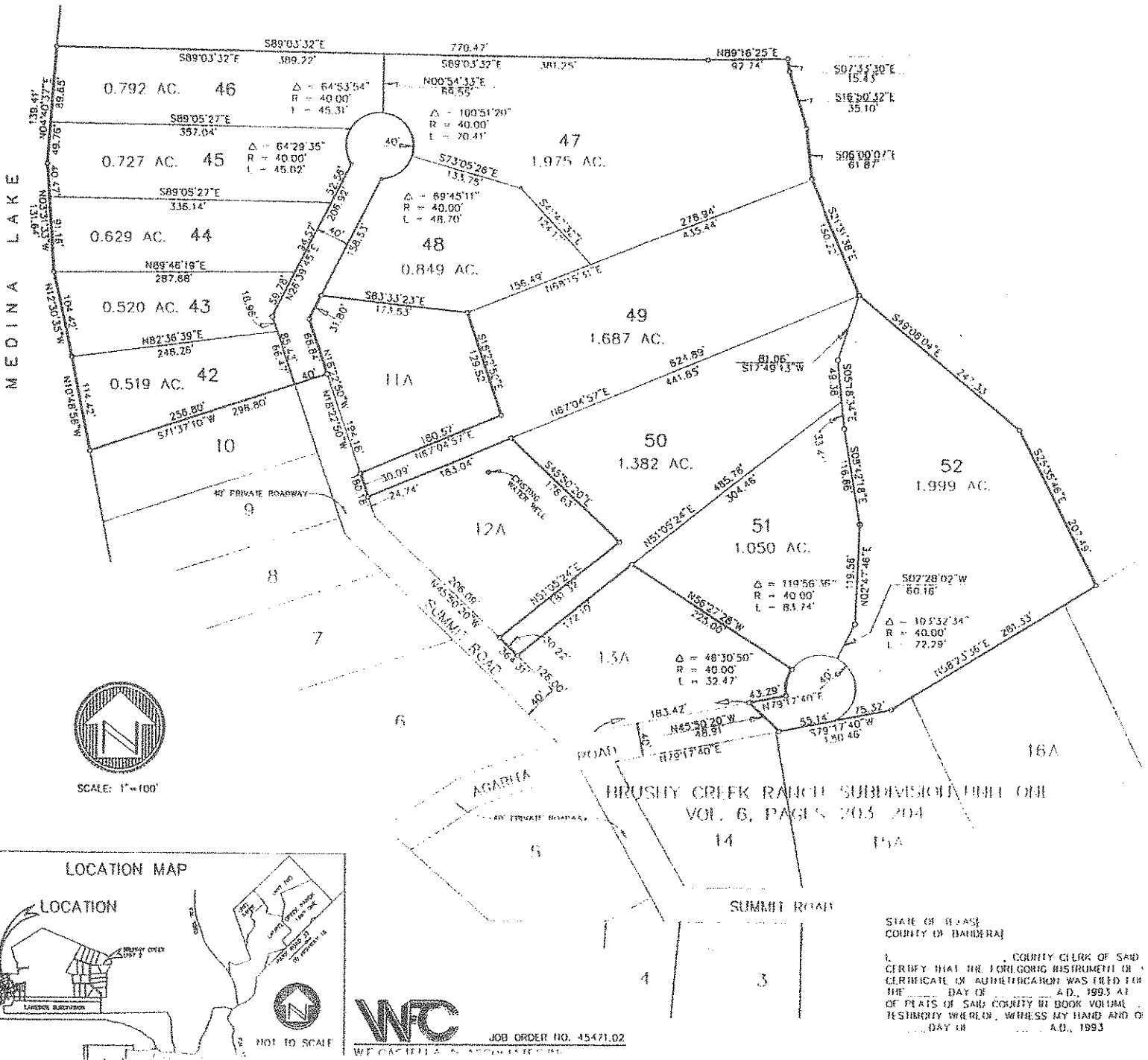
STATE OF TEXAS  
COUNTY OF BANDERA

Brushy Creek Joint Venture, the owner of the property shown hereon, does hereby dedicate the streets shown hereon to the use of all owners and purchasers of lots in Brushy Creek Ranch, Unit Two, and their respective heirs, successors, assigns, licensees and invitees (but not the public). This subdivision and its roads and streets have been platted and dedicated pursuant to and following an agreement with the Bandera County Commissioners Court whereby said roads and streets will be maintained in perpetuity by Brushy Creek Joint Venture its successors or assigns and shall never become eligible for public maintenance at county expense.

- NOTE:
- 1.) TOTAL AREA OF DEDICATED ROADS IS 0.515 ACRE.
  - 2.) TOTAL LENGTH OF DEDICATED ROADS IS 460 FEET
  - 3.) TOTAL NUMBER OF LOTS IS 11.
  - 4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE C AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PLAN NO. 480020 0255 A, DATED NOVEMBER 1, 1978 SAID MAP'S ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.
  - 5.) LOTS 11A, 12A, 13A, 14A, 15A, 16A, AND 17A ARE RECORDED ON A RESUBDIVISION PLAT IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ BANDERA COUNTY PLAT RECORDS BOOK.

Witness my hand and State of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 1993

Kelly M. Ranson  
Manager, Brushy Creek Joint Venture



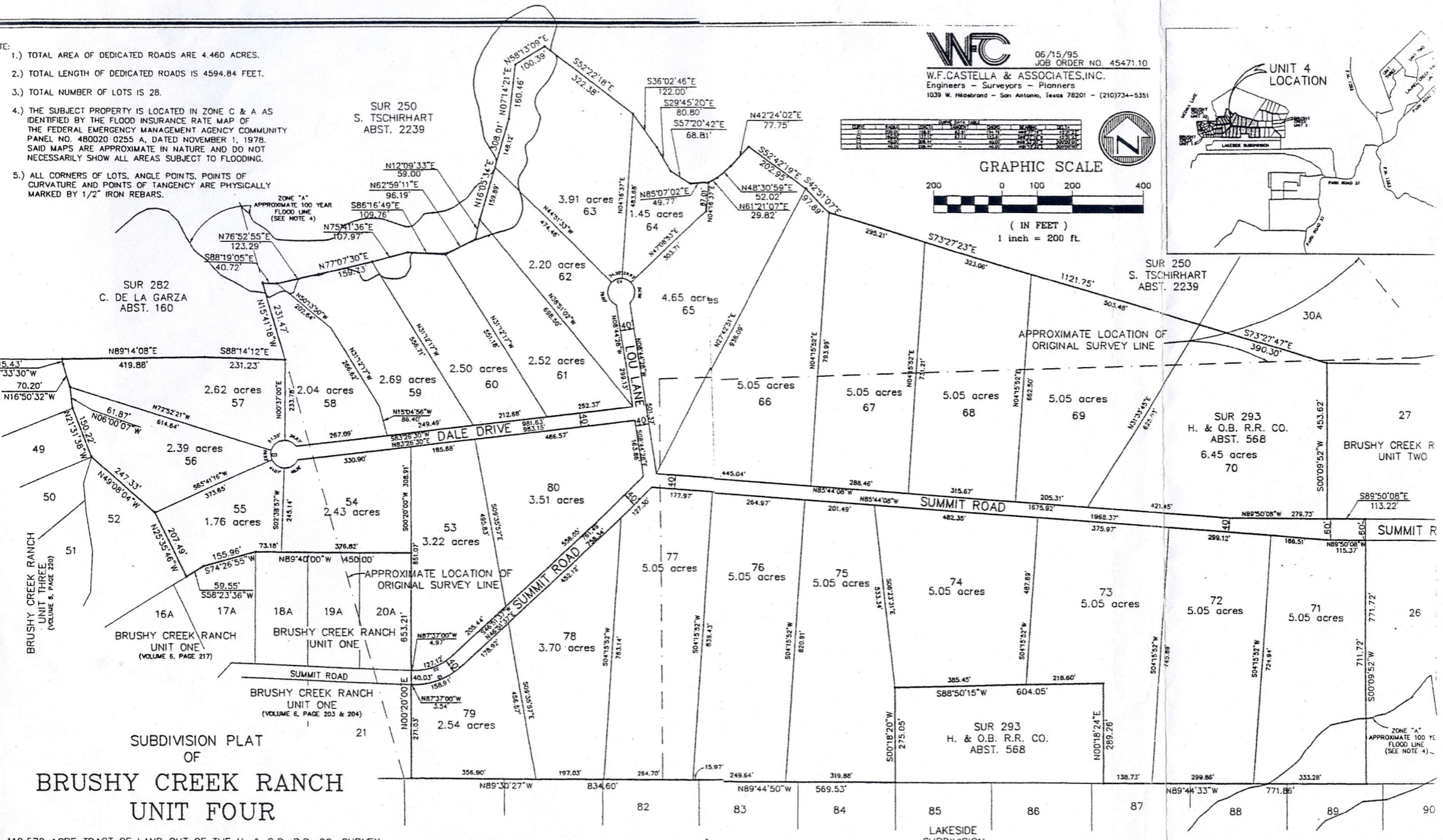
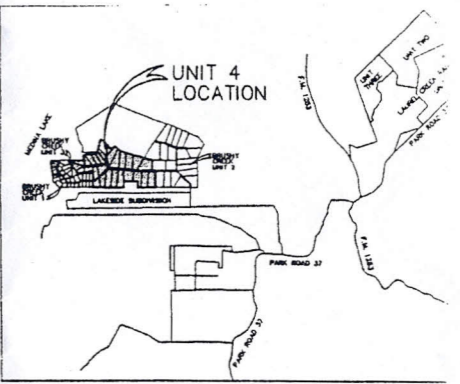
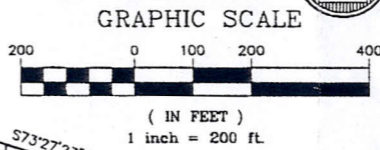
STATE OF TEXAS  
COUNTY OF BANDERA

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF CERTIFICATE OF AUTHENTICATION WAS FILED FOR THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 1993 AT \_\_\_\_\_ OF PLATS OF SAID COUNTY IN BOOK VOLUME \_\_\_\_\_ TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 1993

- NOTE:
- 1.) TOTAL AREA OF DEDICATED ROADS ARE 4.460 ACRES.
  - 2.) TOTAL LENGTH OF DEDICATED ROADS IS 4594.84 FEET.
  - 3.) TOTAL NUMBER OF LOTS IS 28.
  - 4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE C & A AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 480020 0255 A, DATED NOVEMBER 1, 1978. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.
  - 5.) ALL CORNERS OF LOTS, ANGLE POINTS, POINTS OF CURVATURE AND POINTS OF TANGENCY ARE PHYSICALLY MARKED BY 1/2" IRON REBARS.

**WFC**  
 06/15/95  
 JOB ORDER NO. 45471.10  
**W.F. CASTELLA & ASSOCIATES, INC.**  
 Engineers - Surveyors - Planners  
 1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

DATE	BY	DESCRIPTION	SCALE	REVISION
06/15/95	W.F. CASTELLA	PRELIMINARY	AS SHOWN	1
06/15/95	W.F. CASTELLA	FINAL	AS SHOWN	2



**SUBDIVISION PLAT OF BRUSHY CREEK RANCH UNIT FOUR**

A 110.578 ACRE TRACT OF LAND OUT OF THE H. & O.B. R.R. CO. SURVEY NO. 293, ABSTRACT NO. 568, THE CASIMERO DE LA GARZA SURVEY NO. 282, ABSTRACT NO. 160, THE G.B. & C.N.G. R.R. CO. SURVEY NO. 289, ABSTRACT NO. 445, AND THE S. TSCHIRHART SURVEY NO. 250, ABSTRACT NO. 2239 IN BANDERA COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BANDERA)  
 Brushy Creek Joint Venture, the owner of the property shown hereon, does hereby dedicate the streets shown hereon to the use of all owners and purchasers of lots in Brushy Creek Ranch Subdivision, and their respective heirs, successors, assigns, licensees and invitees (but not the public). This subdivision and its roads and streets have been

STATE OF TEXAS  
 COUNTY OF BANDERA)  
 Before me, the undersigned authority on this day personally

STATE OF TEXAS  
 COUNTY OF BANDERA)  
 I hereby certify that this plat is true and correct according to an actual survey made on the ground under my supervision and completed on April 28, 1995. All corners are marked with iron rebars.

UTILITY EASEMENTS

LAKESIDE SUBDIVISION  
 VOL. 6, PAGES 152-153

