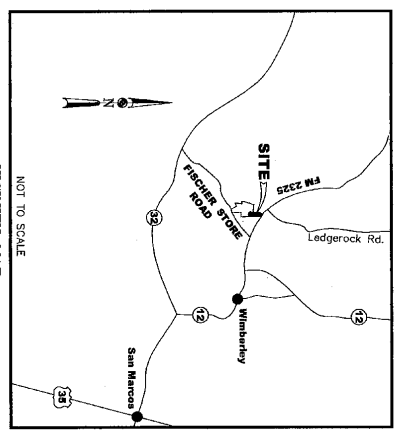


Plot Notes:

1. Acreage of subdivision (onus dedicated right-of-way of 5.48 acres), is 108.34 acres. The total number of lots is 18 with one 5.00-acre Greenbelt Lot. The overall average density of lots in this subdivision is 5.74 ac./lot.
2. Linear feet of proposed public roads = 4040 L.F. All streets and driveways to be constructed to Hays County standards. All streets are public streets to be maintained by Hays County.
3. Water service shall be provided by a private water well constructed on each lot by the owner thereof, meeting the requirements of Hays County and TCEQ. Wells shall have a 100 foot radius Sanitary Control Easement. Sewage facilities shall be provided by an on-site septic facility constructed on each lot by the owner thereof, designed by a registered engineer or registered sanitarian and approved under the rules of Hays County and TCEQ.
4. This subdivision lies within the boundary of the Wimberly Independent School District.
5. In order to promote safe use of roadways and preserve the conditions of the public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated roadway unless (a) a Driveway Permit has been issued by the Road Department of Hays County and (b) the driveway satisfies the minimum spacing required for driveways set forth in Sections 7.4 and 7.5 of the Hays County Subdivision Regulations.
6. All lots shall have a minimum driveway culvert size of 18".
7. Electric service will be provided by Pedernales Electric Cooperative, Inc.
8. Telephone service will be provided by Verizon Communications Company.
9. This subdivision lies within the boundaries of the Contributing Zone of the Edward's Aquifer.
10. This subdivision lies within the boundaries of the Upper Blanco River Watershed.
11. No portion of this subdivision lies within the boundaries of any municipalities, corporate city limits, and/or area of extrajurisdictional jurisdiction of any city.
12. No portion of this property is located in a Special Flood Hazard Area according to Flood Insurance Risk Map (FIRM), Community Panel No. 48299C02195F, effective date of September 2, 2005.
13. While the water availability rules are intended to preserve and protect the water resources of Hays County, the Commissioners Court of Hays County does not make any warranty (expressed, implied or otherwise-noted) guarantee that subdivisions that comply with these rules will be able to meet the water needs of those purchasing lots within the subdivision.
14. There is hereby dedicated a thirty (30) foot wide Driveway Easement centered on all significant driveway ways within this subdivision unless otherwise noted on this plot. The Review Committee of the Matkin Hoover Property Owners Association may further restrict the location of buildings and/or other improvements as provided in the Declaration of Covenants, Conditions, and Restrictions recorded at the Hays County Courthouse. Property owners are advised that they are responsible for maintenance of driveway easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no solid fences, dense shrubbery, structures, septic tank drain fields, etc.). Hays County reserves the right of access to such easements.
15. A thirty (30) foot wide utility, drainage, and embankment easement is hereby dedicated along the front property line of all lots in this subdivision. In addition to these utility and drainage easements shown on this plot, there is also hereby dedicated a ten (10) foot wide public utility and drainage easement adjacent to all non-utility lot lines unless otherwise noted on the plot. If two or more lots are combined as a single home site, this easement shall be relinquished along the common line or lines of the combined lots so long as no utility lines or drainage improvements are located therein.
16. All public utility easements are for utility improvements, including but not limited to electric, telephone and/or CATV lines and appliances.
17. It is hereby understood and agreed that non-exclusive perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances, whether these improvements are installed underground or on the surface of the ground within the easements dedicated on this plot. Nothing shall be placed or permitted to remain in the easement areas which may damage or interfere with the installation and maintenance of said utilities. The easement area of each lot and all improvements therein shall be maintained by the owner of the lot, except for those facilities for which an authority or utility purveyor is responsible. Utility purveyors and their employees shall have all the rights and benefits necessary for the full enjoyment of the rights herein granted, including but not limited to the ingress and egress from public roads and easements, and the right from time to time to cut any and all trees, undergrowth, and other obstructions that may cause interference with the operation of said utility facilities.
18. These non-exclusive easements rights herein reserved are to include but not to, the placement of any new utility facilities located outside of any dedicated public utility easements when deemed necessary by the utility in support of the distribution system within the dedicated easements as described on this plot, and for the purpose of providing services to individual easements located on this plot.
19. Contour hereby agrees to dedicate to the public a utility easement and/or utility right-of-way as shown on this plot for utility purposes. These specified easements are hereinafter designated, and retained on this plot as "Utility Easements" for the installation, whether installed over, across, through, under and/or upon the surface of described lands of said utility easements located on this plot.
20. Except as shown, all corners, points of curvature and points of tangency are 1/2" iron rods set with a "Driftwood Surveying" plastic cap.
21. Baseline of bearing was established from GPS observation referenced to grid north of the Texas State Plane Coordinate System, South Central Zone 4204.
22. Upon completion and acceptance, all roads in the subdivision shall be turned over to Hays County maintenance.
23. All drainage structures, location and size, shall be designed in accordance with Hays County drainage.

MUSTANG VALLEY - SECTION ONE

A SUBDIVISION OF 113,824 ACRES OF LAND OUT OF THE JOHN INGRAM SURVEY No. 323, ABSTRACT No. 256, BEING A PORTION OF TMA1 485,620 ACRE TRACT RECORDED IN VOLUME 3279, PAGE 482 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.1), SITUATED IN HAYS COUNTY, TEXAS



Plot Notes continued:

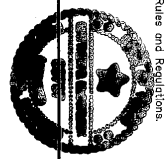
25. All streams, rivers, ponds, dikes, other surface water features, or sensitive features are accurately reflected.
26. All moldings installed within the right-of-way of streets and highways shall be made of colligible materials, as defined in the Hays County Ordinance.
27. Erosion/sedimentation controls are required for construction on each lot, including single family & duplex construction.
28. Reference Benchmark: 1/2" Iron Pin at N13921284.2160 and E2227618.3150.
29. A fifteen (15) foot wide Pedestrian and Equestrian Easement is hereby dedicated along the front of all lots in this subdivision.
30. Greenbelt Lots shall be owned and maintained by the Homeowner's Association.

The Engineering Consultant, County Engineer or Project Engineer of Hays County, Texas has reviewed this subdivision plat for conformance to all requirements of the Hays County Development Rules and Regulations. *Donna B. Burdick*, County Engineer, Date: 11/25/08

SPRAC REPORT / INDIVIDUAL WATER SUPPLY CERTIFICATION. TO WIT: No structure in this subdivision shall be occupied until connected to an individual water supply or state approved community water system. Due to declining water supplies and diminishing ground water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource. No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County, Texas. No construction or other development within this subdivision may begin until all development permits regulations have been met.

Tom Foye, Hays County Floodplain Administrator, Date: 11-25-08

I hereby certify that recognized engineering practices and standards were used in the preparation of this final plat and in the design of site improvement structures and were accomplished under my direct supervision to conform to all requirements of the Hays County Development Rules and Regulations. *Matt McGinnick*, State of Texas Registered Professional Engineer No. 95737, Date: 11/24/08



FINAL PLAT
FOR
MUSTANG VALLEY - SECTION ONE
HAYS COUNTY, TEXAS

MATKIN HOVER
ENGINEERING & SURVEYING
P.O. BOX 379
WIMBERLY, TEXAS 76787
PHONE: (512) 847-7222
FAX: (512) 847-7372

JOB NO. 2286
DATE 9/16/08
DESIGNED _____
CHECKED _____

Driftwood Surveying
Professional Land Surveyors - Surveying the Hill Country
P.O. Box 379
Wimberly, TX 76787
PH. (512) 847-7222 FAX (512) 847-7372

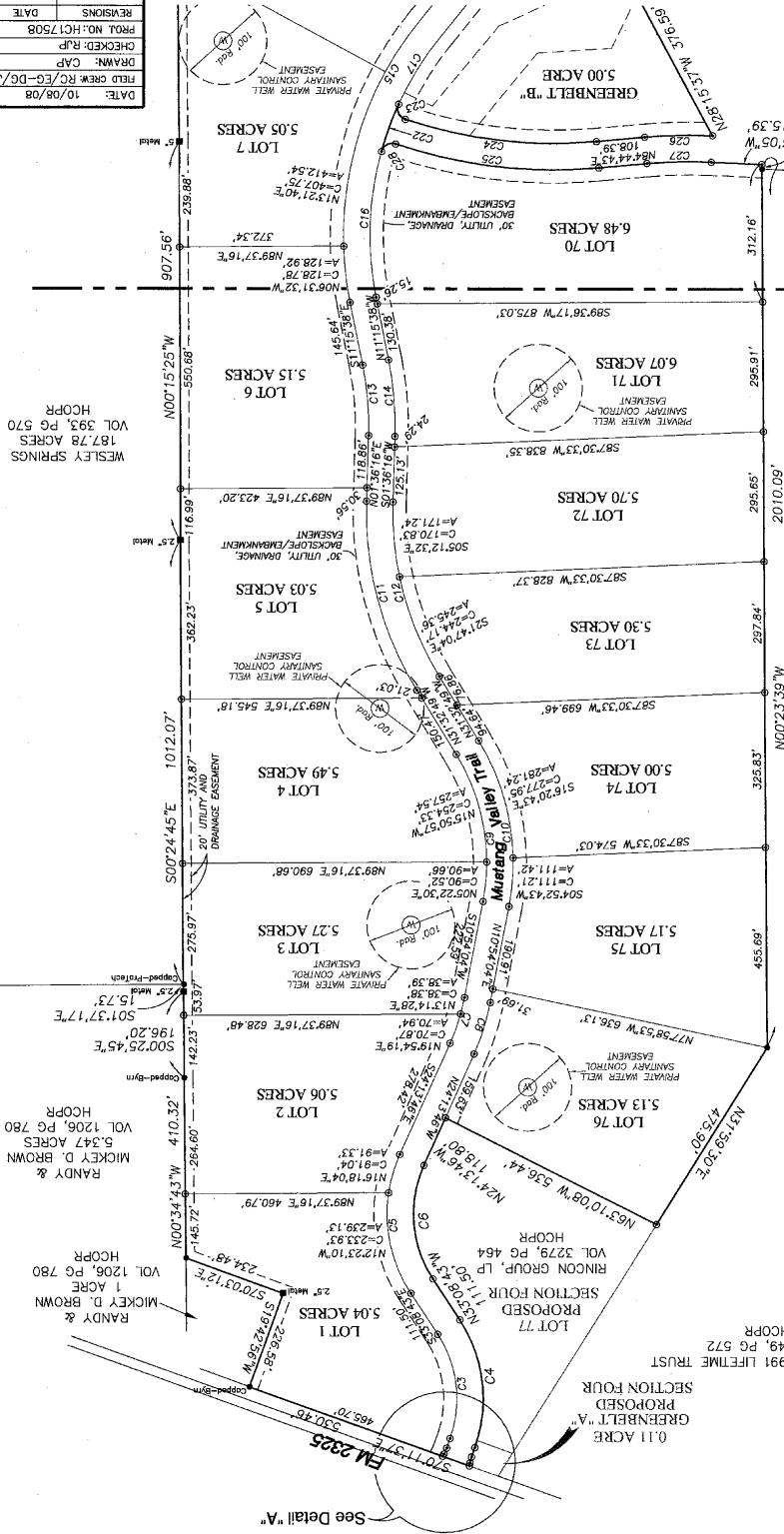
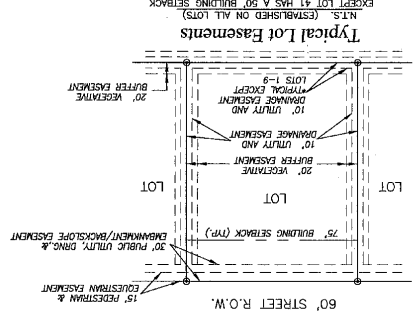
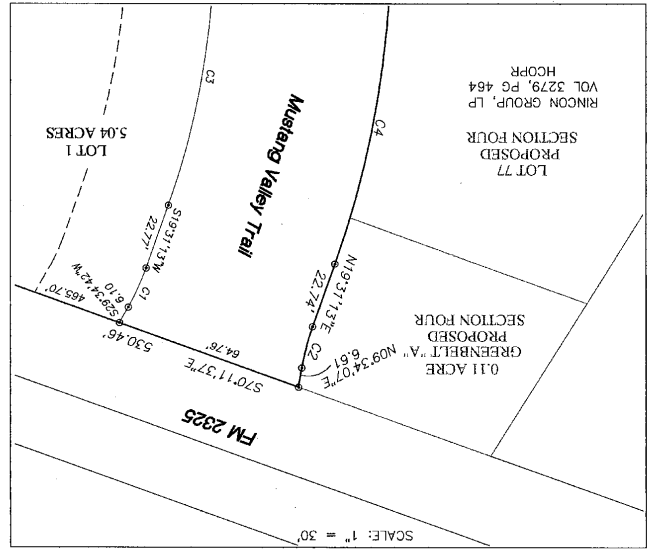
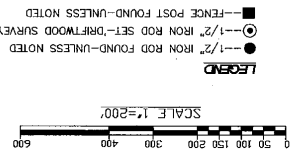
DATE:	10-09-08
READ BY:	REC/EG-DG/JH
DRAWN:	CAF
CHECKED:	RJP
PROJ. NO.:	HCT7508
REVISIONS:	
DATE:	

101.16 FB-42

Vol. 15 & 43

MUSTANG VALLEY - SECTION ONE

A SUBDIVISION OF 113.824 ACRES OF LAND OUT OF THE JOHN INGRAM SURVEY NO. 323, ABSTRACT NO. 266, BEING A PORTION OF THAT 466.820 ACRE TRACT RECORDED IN VOLUME 3279, PAGE 462 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SITUATED IN HAYS COUNTY, TEXAS



SALLY TRUE 1991 LIFETIME TRUST
VOL 949, PG 572
HCOPR

WESTLEY SPRINGS
187.78 ACRES
VOL. 393, PG 570
HCOPR

MATKINHOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 833.99.0000 FAX: 833.249.0099
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

FINAL PLAT FOR MUSTANG VALLEY - SECTION ONE HAYS COUNTY, TEXAS

Driftwood Surveying - Surveying the Hill Country
P.O. Box 379
Wimberley, TX 78878
Ph. (512) 847-7222 FAX (512) 847-7372

Page 2 of 3

DATE:	10/08/08
FIELD CREW:	RC/EG-DG/JH
DRAWN:	CAP
CHECKED:	RJP
PROJ. NO.:	HCT17508
REVISIONS:	
DATE:	

FINAL PLAT FOR MUSTANG VALLEY - SECTION ONE

HAYS COUNTY, TEXAS

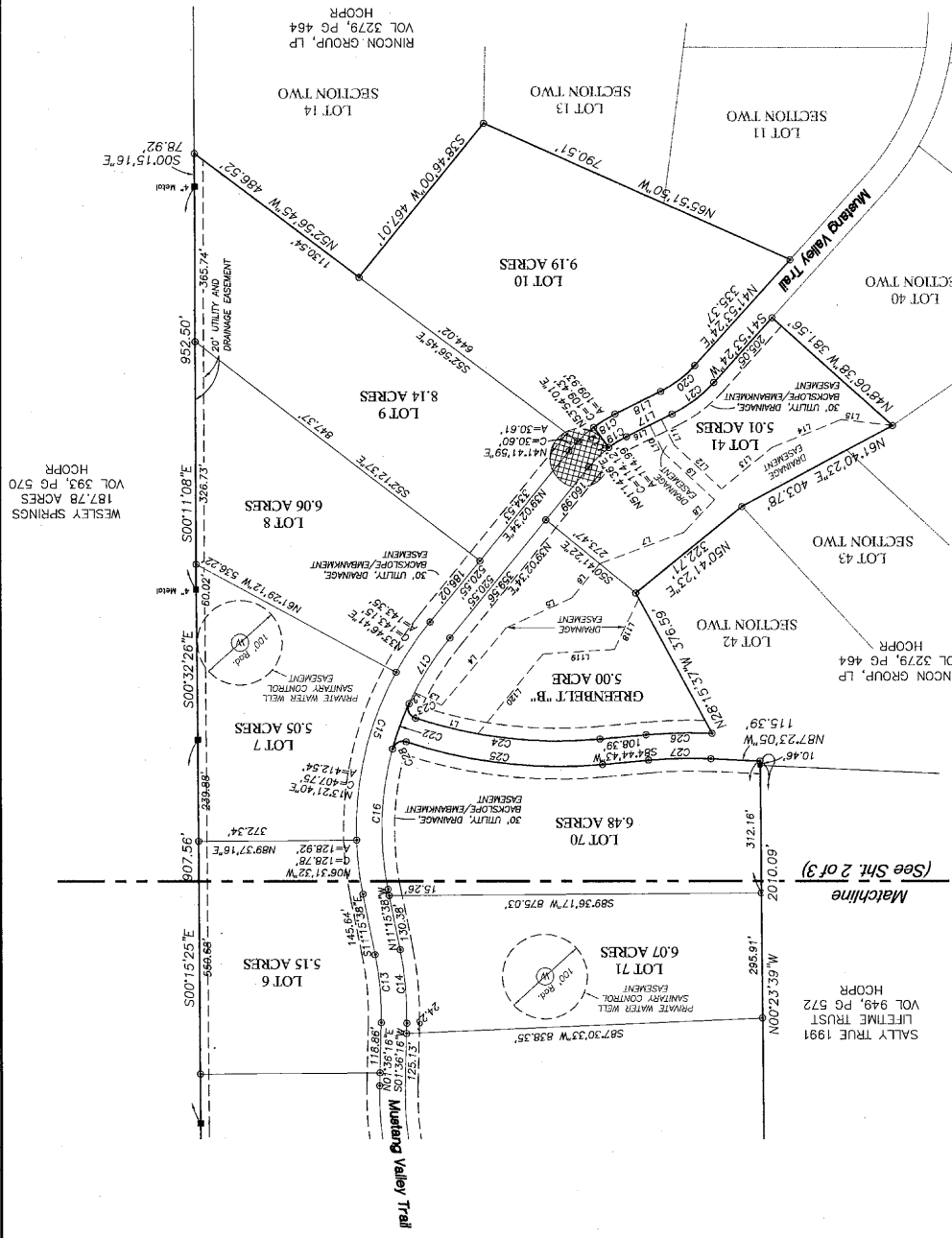
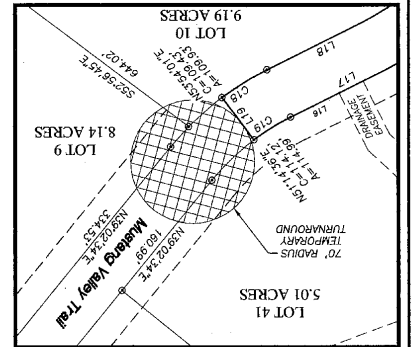
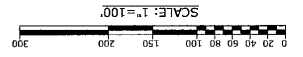
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

MATKINHOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78008
OFFICE: 512.949.0000 FAX: 512.949.0099

Professional Land Surveyors - Surveying the Hill Country
P.O. Box 379
Mimbrley, TX 78876
PH: (512) 847-7222 FAX (512) 847-7372

Page 3 of 3

DATE:	10/08/08
FIELD CREW:	RC/EC-DG/JH
DRAWN:	CAP
CHECKED:	RJP
PROJ. NO.:	HCT7508
REVISIONS:	DATE



LINE TABLE - DRAINAGE EASEMENT

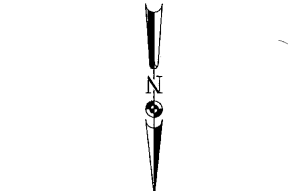
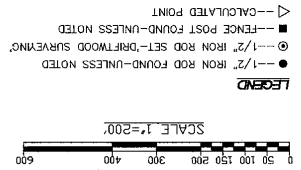
LINE	LENGTH	BEARING
L16	81.12'	S67.28°37'W
L15	142.09'	N83.33°23'E
L14	172.22'	N88.22°E
L13	55.70'	N12.12°E
L12	182.28'	N85.52°E
L11	62.28'	N86.12°E
L10	78.12'	N87.12°E
L9	163.42'	N85.52°E
L8	108.88'	N85.02°E
L7	21.82'	N87.12°E
L6	104.48'	S38.18°E
L5	171.02'	N85.52°E
L4	33.12'	S87.12°E
L3	28.88'	N85.52°E
L2	150.82'	N84.22°E
L1	118.82'	N87.12°E
LINE	LENGTH	BEARING
L19	60.00'	N55.57°13'W

LINE TABLE - BOUNDARY

LINE	LENGTH	BEARING
L17	118.82'	N87.12°E
L18	118.82'	S87.12°E
L19	60.00'	N55.57°13'W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD	BEARING
C1	64.00	100.0379°	7.39	14.75	S24.32°57'W
C2	270.00	52.9856°	13.63	23.53	S06.48°45'E
C3	330.00	62.3956°	16.33	29.27	S06.48°45'E
C4	330.00	62.3956°	16.33	29.27	S06.48°45'E
C5	330.00	62.3956°	16.33	29.27	S06.48°45'E
C6	270.00	52.9856°	13.63	23.53	S06.48°45'E
C7	470.00	31.1944°	109.33	109.33	N04.27°28'W
C8	470.00	31.1944°	109.33	109.33	N04.27°28'W
C9	470.00	31.1944°	109.33	109.33	N04.27°28'W
C10	530.00	42.2653°	182.53	340.29	S10.19°22'E
C11	780.00	33.0905°	232.17	445.04	N14.58°16'W
C12	780.00	33.0905°	232.17	445.04	N14.58°16'W
C13	780.00	33.0905°	232.17	445.04	N14.58°16'W
C14	780.00	33.0905°	232.17	445.04	N14.58°16'W
C15	780.00	33.0905°	232.17	445.04	N14.58°16'W
C16	780.00	33.0905°	232.17	445.04	N14.58°16'W
C17	720.00	14.3416°	92.05	182.81	N31.42°26'E
C18	720.00	14.3416°	92.05	182.81	N31.42°26'E
C19	720.00	14.3416°	92.05	182.81	N31.42°26'E
C20	270.00	52.9856°	13.63	23.53	S06.48°45'E
C21	330.00	62.3956°	16.33	29.27	S06.48°45'E
C22	330.00	62.3956°	16.33	29.27	S06.48°45'E
C23	330.00	62.3956°	16.33	29.27	S06.48°45'E
C24	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C25	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C26	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C27	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C28	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C29	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C30	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C31	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C32	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C33	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C34	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C35	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C36	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C37	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C38	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C39	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C40	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C41	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C42	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C43	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C44	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C45	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C46	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C47	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C48	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C49	1070.00	23.3530°	437.47	837.20	N83.27°32'W
C50	1070.00	23.3530°	437.47	837.20	N83.27°32'W



A SUBDIVISION OF 113.824 ACRES OF LAND OUT OF THE JOHN INGRAM SURVEY NO. 323, ABSTRACT NO. 256, BEING A PORTION OF THAT 465.620 ACRE TRACT RECORDED IN VOLUME 3279, PAGE 462 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SITUATED IN HAYS COUNTY, TEXAS

MUSTANG VALLEY - SECTION ONE

101.15 87.44

PHOTOGRAPHIC MTLAR

Hays County
Linda C. Fritsche
County Clerk
San Marcos, Texas 78666



70 2008 80037067

Instrument Number: 2008-80037067

As

Recorded On: November 25, 2008

PLAT FILING

Parties: MUSTANG VALLEY SEC ONE

To

Billable Pages: 5

Number of Pages: 5

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

PLAT FILING	106.00
Total Recording:	106.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-80037067

Receipt Number: 207573

Recorded Date/Time: November 25, 2008 10:40:47A

Book-Vol/Pg: BK-OPR VL-3540 PG-760

User / Station: A Herzog - Cashiering #3

Record and Return To:

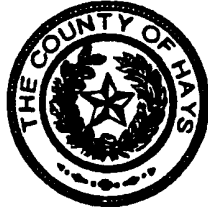


State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Linda C. Fritsche

Linda C. Fritsche, County Clerk



PLAT RECORDING INFORMATION

The following plat has been filed for record and appears in the Volume and Page(s) indicated below in the Plat Records of Hays County, Texas.

SUBDIVISION NAME: Mustang Valley Sec. One

PROPERTY DESCRIPTION: Sec. One 4125620 acres

OWNER(S): Hinson Group L.P.

PLAT VOLUME 15 **PAGE(S)** 42-44

THE FOLLOWING PAGES CONTAIN THE ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OF THE REAL PROPERTY INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY

[Pursuant to Section 12.002 of the Texas Property Code]

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County

102 N. LBJ Dr.
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Bk Vol Pg
80037067 0PR 3540 762

This certificate includes tax years up to 2008

Entities to which this certificate applies:

RSP - Special Road Dist
FWI - Wimberley Fire Hays Co ESD #4

SWI - Wimberley ISD
GHA - Hays County
EWI - Wimberley ESD #3

Property Information

Owner Information

Property ID : 10-0256-0050-00000-8
Quick-Ref ID : R15641

Owner ID : 00040385

	Value Information	
	Land HS	\$0.00
FM 2325 WIMBERLEY, TX	Land NHS	\$1,190.00
78676	Imp HS	\$0.00
	Imp NHS	\$0.00
A0256 JOHN INGRAM	Ag Mkt	\$2,221,720.00
SURVEY, ACRES 465.620	Ag Use	\$49,340.00
(0.25 AC HS)	Tim Mkt	\$0.00
	Tim Use	\$0.00
	HS Cap Adj	\$0.00
	Assessed	\$50,530.00

RINCON GROUP LIMITED
PARTNERSHIP
12400 W HWY 71
STE 350-245
AUSTIN, TX 78738

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SWI	2008	622.88	0.00	0.00	0.00	0.00
RSP	2008	40.47	0.00	0.00	0.00	0.00
GHA	2008	189.43	0.00	0.00	0.00	0.00
FWI	2008	17.69	0.00	0.00	0.00	0.00
EWI	2008	29.00	0.00	0.00	0.00	0.00

Total for current bills if paid by 11/30/2008 : \$0.00
Total due on all bills 11/30/2008 : \$0.00
 2008 taxes paid for entity SWI \$622.88
 2008 taxes paid for entity RSP \$40.47
 2008 taxes paid for entity GHA \$189.43
 2008 taxes paid for entity FWI \$17.69
 2008 taxes paid for entity EWI \$29.00
2008 Total Taxes Paid : \$899.47

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.
 This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.

Luanne Caraway Deputy

Signature of Authorized Officer of the Tax Office

Date of Issue : 11/20/2008
 Requestor : RINCON GROUP LIMITED PARTNERSHI
 Ref. Number : 08-1987
 Fee Paid : \$10.00
 Payer : DRIFTWOOD SURVEYING

TAX RECEIPT

Luanne Caraway Tax Assessor-Collector, Hays County
 102 N. LBJ Dr.
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Receipt Number: **SM-2008-309854**

Bk Vol Pg
 80037067 OPR 3540 763

Payor: DRIFTWOOD SURVEYING ()
 P O BOX 379
 WIMBERLEY, TX 78676

Owner: Multiple Owners

Quick Ref ID: R15641
 Owner: RINCON GROUP LIMITED PARTNERSHIP
 (O0040385) - 100%
 Owner Address: 12400 W HWY 71
 STE 350-245
 AUSTIN, TX 78738

Property: 10-0256-0050-00000-8
 Legal Description: A0256 JOHN INGRAM SURVEY, ACRES
 465.620 (0.25 AC HS)
 Situs Address: FM 2325 WIMBERLEY, TX 78676

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2008					
Wimberley ISD		1.232700	622.88	622.88	622.88
Special Road Dist		0.080100	40.47	40.47	40.47
Hays County		0.374900	189.43	189.43	189.43
Wimberley Fire Hays		0.035000	17.69	17.69	17.69
Wimberley ESD #3		0.057400	29.00	29.00	29.00

Quick Ref ID: R115737
 Owner: RINCON GROUP LIMITED PARTNERSHIP
 (O0040385) - 100%
 Owner Address: 12400 W HWY 71
 STE 350-245
 AUSTIN, TX 78738

Property: 10-0256-0050-00008-8
 Legal Description: A0256 JOHN INGRAM SURVEY, ACRES
 209.16
 Situs Address: FISCHER STORE RD WIMBERLEY, TX
 78676

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2008					
Wimberley ISD		1.232700	273.29	273.29	273.29
Special Road Dist		0.080100	17.76	17.76	17.76
Hays County		0.374900	83.11	83.11	83.11
Wimberley Fire Hays		0.035000	7.76	7.76	7.76
Wimberley ESD #3		0.057400	12.73	12.73	12.73

TAX RECEIPT

Receipt Number: **SM-2008-309854**

Bk Vol Pg
80037067 0PR 3540 764

Total Payment Amount	1,294.12
Check Payment (Ref # 7430) Tendered	1,294.12
Total Tendered	1,294.12

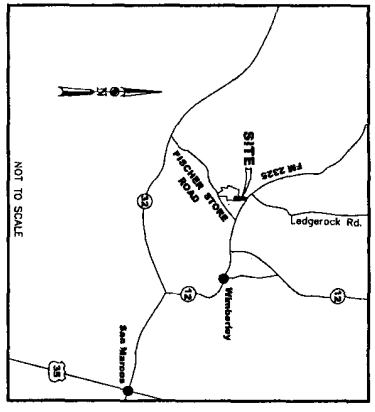
Date Paid: 11/25/2008
Effective Date: 11/25/2008
Station: donnat
Cashier: DonnaT

Plot Notes:

1. Acreage of subdivision (minus detached right-of-way of 5.48 acres) is 108.34 acres. The total number of lots is 18 with one 3 ac. Greenbelt Lot. The overall average density of lots in this subdivision is 5.74 ac./lot.
2. Under 1/2" of proposed public roads = 4040 L.F. All streets and driveways are to be constructed to Hays County standards. All streets are public streets to be maintained by Hays County.
3. Water service shall be provided by a private water well constructed on each lot by the owner thereof, meeting the requirements of Hays County and TCEQ. Wells shall have a 100-foot radius Sanitary Control Easement. Storage facilities shall be provided by an on-site storage facility constructed on each lot by the owner thereof, designed by a registered engineer or registered architect and approved under the rules of Hays County and TCEQ.
4. This subdivision lies within the boundary of the Wimberly Independent School District.
5. In order to promote safe use of roadways and preserve the conditions of the public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated roadway unless (a) a Driveway Permit has been issued by the Road Department of Hays County and (b) the driveway satisfies the minimum spacing required for driveways set forth in Sections 7.4 and 7.5 of the Hays County Subdivision Regulations.
6. All lots shall have a minimum driveway subject size of 18'.
7. Water service will be provided to each lot by private wells and maintained wells.
8. Electric service will be provided by Pedernales Electric Cooperative, Inc.
9. Telephone service will be provided by Verizon Communications.
10. This subdivision lies within the boundaries of the Contributing Zone of the Edgewood Aquifer.
11. No portion of this subdivision lies within the boundaries of the Upper Blanco River Watershed.
12. No portion of this subdivision lies within the boundaries of any municipalities, corporate city limits, and/or area of governmental jurisdiction of any city.
13. No portion of this subdivision is located in a Special Flood Hazard Area according to Flood Insurance Rate Map (FIRM) Community Panel No. 482090219F, effective date of September 2, 2005.
14. While the water availability rules are intended to preserve and protect the water resources of Hays County, the Commissioners Court of Hays County does not make any warranty (expressed, implied or otherwise-noted guarantees) that subdivisions that comply with these rules will be able to meet the water needs of those purchasing lots within the subdivision.
15. There is hereby dedicated a thirty (30) foot wide Drainage Easement centered on all significant drainage ways within this subdivision unless otherwise noted on this plot. The Review Committee of the Mustang Valley Property Owners Association may further restrict the location of buildings and/or other improvements as provided in the Declaration of Covenants, Conditions, and Restrictions recorded at the Hays County Courthouse. Property owners are advised that they are responsible for maintenance of drainage easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no solid fences, dense arbors, structures, utility lines, etc.). Hays County reserves the right of access to such easements.
16. A thirty (30) foot wide utility, drainage, and easement easement is hereby dedicated along the front property line of all lots in this subdivision in addition to those utility and drainage easements shown on the plot. There is also hereby dedicated a ten (10) foot wide public utility and drainage easement adjacent to all non-roadway lot lines unless otherwise noted on the plot. If two or more lots are combined as a single home site, this easement shall be relinquished along the common line or lines of the combined lots so long as no utility lines or drainage improvements are located therein.
17. All public utility easements are for utility improvements, including but not limited to electric, telephone and/or CATV lines and appurtenances.
18. It is hereby understood and agreed that non-exclusive perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances, whether these improvements are located underground or on the surface of the ground within the easement areas within this plot. Nothing shall be placed or permitted to remain in the easement areas which may damage or interfere with the installation and maintenance of such 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 purveyor is responsible. Utility purveyors and other employees shall have the right to enter the easement areas for the full enjoyment of the rights herein granted, including but not limited to the ingress and egress from public roads and easements, and the right from them to them to cut any and all trees, undergrowth, and other obstructions that may cause interference with the operation of said utility facilities.
19. These non-exclusive easement rights herein reserved are to include but not to the placement of any new utility facilities located outside of any dedicated public utility easements when deemed necessary by the utility in support of the distribution system within the dedicated easements as described on this plot, and for the purpose of providing services to individual easements located on this plot.
20. Center hereby agrees to dedicate to the public a utility easement and/or utility right-of-way as shown on this plot for utility purposes. These specified easements are hereinafter delineated, and retained on this plot as "Utility Easements" for the installation, whether installed on, across, through, under and/or upon the surface of described lands of said utility easements located on this plot.
21. Except as shown, all corners, points of curvature and points of tangency are 1/2" iron rods set with a "Third-Order Surveying" post cap.
22. Barea Surveying was established from GPS observation referenced to grid north of the Texas State Plane Coordinate System, South Central Zone 4204.
23. Upon completion and acceptance, all roads in the subdivision shall be turned over to Hays County maintenance.
24. All drainage structures, location and size, shall be designed in accordance with Hays County drainage.

MUSTANG VALLEY - SECTION ONE

A SUBDIVISION OF 113,824 ACRES OF LAND OUT OF THE JOHN INGRAM SURVEY No. 323, ABSTRACT No. 256, BEING A PORTION OF THAT 465,620 ACRE TRACT RECORDED IN VOLUME 3279, PAGE 482 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SITUATED IN HAYS COUNTY, TEXAS



Plot Notes continued:

26. All streams, rivers, ponds, lakes, other surface water features, or sensitive features are accurately reflected.
27. All motions included within the right-of-way of streets and highways shall be made of adjoinable parcels, as defined in the Hays County Ordinance.
28. Easement/Restriction Controls are required for construction on each lot, including single family & duplex construction.
29. Reference Benchmark: 1/2" Iron Pin at N3921284.2160 and E2227918.3150. Elevation = 1143.24' (NAVD83).
30. A fifteen (15) foot wide Retention and Erosion Easement is hereby dedicated along the front of all lots in this subdivision.
31. Greenbelt Lots shall be owned and maintained by the Homeowner's Association.

The Engineering Consultant, County Engineer or Project Engineer of Hays County, Texas has reviewed this subdivision plot for conformance to all requirements of the Hays County Development Rules and Regulations.

[Signature]
Date: 11/6/08

SPACE RESERVE / INDIVIDUAL WATER SUPPLY CERTIFICATION: TO WIT: Individual water supply or other approved community water system. Due to existing water supplies and distributing water quality, prospective water collection is encouraged and in some areas may offer the best available water resource. No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County, Texas. No construction or other development within this subdivision may begin until all development permits regulations have been met.

[Signature]
Date: 11/25/08

STATE OF TEXAS
COUNTY OF HAYS
I, *[Signature]*, a duly licensed Professional Engineer, do hereby certify that the engineering practices and standards were used in the preparation of this subdivision plot, and that the design of this subdivision complies with all requirements of the Hays County Development Rules and Regulations. I am duly licensed under the laws of the State of Texas.

[Signature]
Date: 11/25/08

FINAL PLAT
FOR
MUSTANG VALLEY - SECTION ONE
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS, that I, Russell Hinds, President, Ricon Group Management LLC, do hereby certify that the plat of the John Ingram Survey No. 323, Abstract No. 256, Hays County, Texas, as conveyed to me by deed dated November 5, 2007, recorded in Volume 3279, Page 482, 2007, recorded in Volume 3202, Page 801 (O.P.R.H.C.T.), DO hereby certify and acknowledge that the same is to be known as MUSTANG VALLEY SUBDIVISION. In accordance with the plat shown herein subject to any and all covenants or restrictions heretofore granted and do hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

WITNESS MY HAND, this 24 day of November, A.D. 2008.

Russell Hinds, President
Ricon Group Management LLC, General Partner for
Ricon Group, L.P., Suite 350-245
Austin, TX 78738

STATE OF TEXAS
COUNTY OF HAYS
BEFORE ME, the undersigned authority, on this day personally appeared, Russell Hinds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purposes and consideration therein stated.

OVER UNDER MY HAND AND SEAL OF OFFICE this 24 day of November, A.D. 2008.

[Signature]
Notary Public in and for Hays County, Texas

Linda Fritsche, County Clerk of Hays County, Texas,
do hereby certify that the plat of
Abstract No. 256, recorded in Volume 3279, Page 482,
2007, recorded in Volume 3202, Page 801 (O.P.R.H.C.T.), DO hereby certify and acknowledge that the same is to be known as MUSTANG VALLEY SUBDIVISION. In accordance with the plat shown herein subject to any and all covenants or restrictions heretofore granted and do hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

WITNESS MY HAND AND SEAL OF OFFICE this 24 day of November, A.D. 2008.

[Signature]
Linda Fritsche, County Clerk, Hays County, Texas

CERTIFICATE OF RECORDING
I, Linda Fritsche, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 25 day of November, A.D. 2008, at 10:40 o'clock A.M., and duly recorded on the 25 day of November, A.D. 2008, at 10:40 o'clock A.M. in the Plat Records of Hays County, Texas, in Book 15, Page(s) 12-14.

WITNESS MY HAND AND SEAL OF OFFICE this 25 day of November, A.D. 2008.

[Signature]
Linda Fritsche, County Clerk, Hays County, Texas

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS, that I, Russell J. Pate, Surveyor in the State of Texas, do hereby certify that this plat of the John Ingram Survey No. 323, Abstract No. 256, Hays County, Texas, as conveyed to me by deed dated November 5, 2007, recorded in Volume 3279, Page 482, 2007, recorded in Volume 3202, Page 801 (O.P.R.H.C.T.), DO hereby certify and acknowledge that the same is to be known as MUSTANG VALLEY SUBDIVISION. In accordance with the plat shown herein subject to any and all covenants or restrictions heretofore granted and do hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

WITNESS MY HAND AND SEAL OF OFFICE this 25 day of November, A.D. 2008.

[Signature]
Russell J. Pate, Surveyor, Hays County, Texas

Driftwood Surveying
Professional Land Surveyors - Serving the Hill Country
P.O. Box 379
Wimberly, TX 78476
Ph: (512) 847-7222 FAX: (512) 847-7372

JOB NO. 2286
DATE 9/16/08
DESIGNED
CHECKED
MATKINHOOPER
ENGINEERING
& SURVEYING
1101 N. 10th St., Suite 100
Wimberly, Texas 78476
Office: 512-847-7222 Fax: 512-847-7372
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: 10-08-08
FIELD CHECK: RC/EG-06/JH
DRAWN: CAP
CHECKED: RJP
PROJ. NO: H-07508
REVISIONS: DATE
Page 1 of 3

