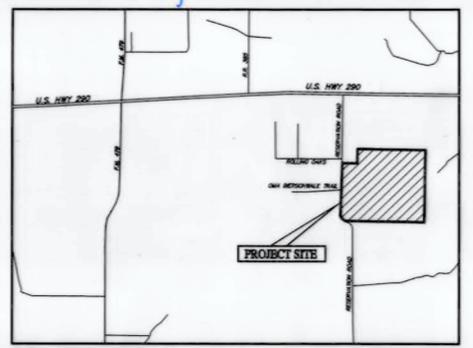


NOTES:

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION, GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
2. GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.
3. GILLESPIE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; THE PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, EMERGENCY EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS GILLESPIE COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
4. THE OWNER, VALLEY FINANCING, LLC, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GILLESPIE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION UNTIL AND UNLESS VALLEY FINANCING, LLC AND/OR THE PROPERTY OWNERS IN THE SUBDIVISION HAVE APPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY GILLESPIE COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE GILLESPIE COUNTY COMMISSIONERS COURT AND THE ROADWAY HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY AS A PUBLIC ROAD. VALLEY FINANCING, LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE OWNER, THE PROPERTY OWNERS IN THE SUBDIVISION, AND/OR THE HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS SHOWN ON THIS SUBDIVISION PLAT.
5. THE RESERVATION ROAD R.O.W. DEDICATION TO GILLESPIE COUNTY LOCATED ON THE WESTERN BOUNDARY OF THE OVERALL RESERVATION RANCH SUBDIVISION IS TO BE FOR PUBLIC USE.

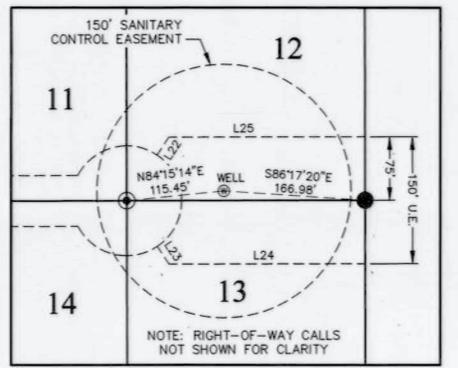
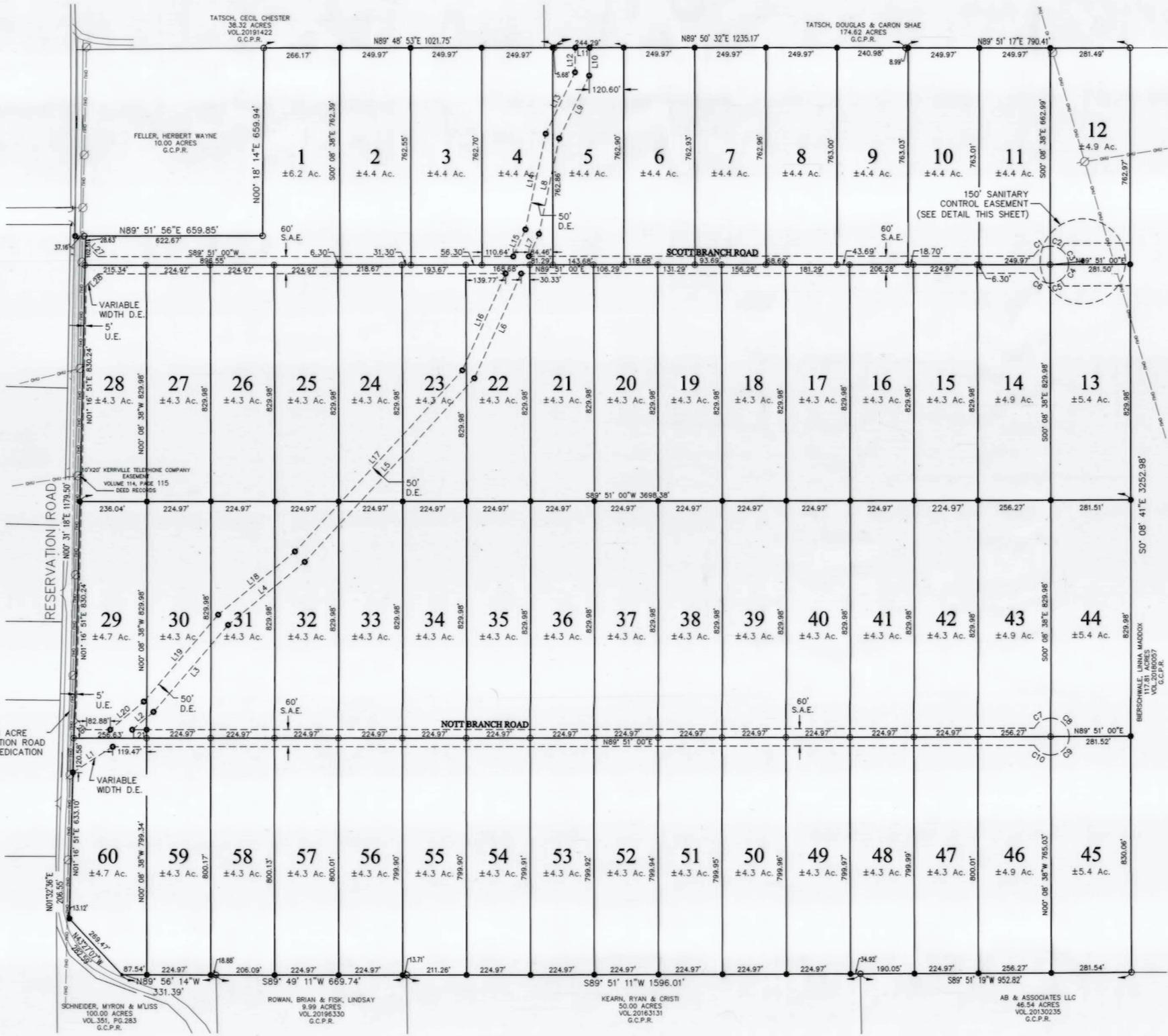
GRANTED UNTO CENTRAL TEXAS ELECTRIC CO-OP, WHOSE ADDRESS IS 386 FRIENDSHIP LN, FREDERICKSBURG, TX 78624, AND IT SUCCESSORS OR ASSIGNS, AN EASEMENT, AS FOLLOWS:

GRANTORS HEREBY DEDICATE 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 (10) FEET 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) FEET ALONG THE OTHER BOUNDARIES OF ALL STREETS, BOULEVARDS, LANES, AND ROADS, WHERE PROPERTY LINES OF INDIVIDUAL LOTS AND/OR TRACTS ARE DEDICATED TO THE CENTER LINE OF SAID AVENUES AND TWENTY (20) FEET ALONG THE ENTIRE PERIMETER OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AND ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN GRANTED 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 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. 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 AREAS OF EACH LOT AND/OR TRACTS AND ALL 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 AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.



LOCATION MAP NOT TO SCALE

- LEGEND
- LOT/ R.O.W. LINE
 - EASEMENT LINE
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING EASEMENT
 - OVERHEAD UTILITY LINE
 - MAG NAIL IN ASPHALT
 - SET 1/2 IRON ROD W/ MDS CAP
 - IRON ROD FOUND
 - CALCULATED POINT
 - EXISTING UTILITY POLE
 - W.S.L. WATER SETBACK LINE
 - S.A.U.E. SHARED ACCESS AND UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT



SANITARY CONTROL EASEMENT DETAIL SCALE: 1" = 100'

A FINAL PLAT FOR

RESERVATION RANCH SUBDIVISION

267.62 ACRES OUT OF THE J DICKSON SURVEY #976 ABSTRACT A1079, RECORDED IN INSTRUMENT NUMBER 20180057, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

VALLEY FINANCING, LLC OWNER
 CONTACT: JACK MCLELLAND (956) 318-0956
 2614 W. FREDDY GONZALEZ (956) 316-4547
 EDINBURG, TX 78539 FAX: (956) 316-4547

VEI CONSULTING ENGINEERS ENGINEER SURVEYOR
MDS LAND SURVEYING
 ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
 507-D E. HIGHWAY ST. Texas Registration # F-165
 FREDERICKSBURG, TX 78624

SURVEYOR CONTACT: JEFF BOERNER (830) 816-1818
 874 HARPER ROAD # 104 Texas Registration # 10019600
 KERRVILLE, TEXAS 78028

FILE NO: 20052
 SHEET: FP (1 OF 2)

DATE: 09/01/2021

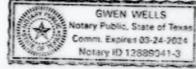
CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKS, PARKS, WATER COURSES, EASEMENTS, AND OTHER OPEN SPACES TO THE PUBLIC USE FOREVER.
 DATE Sept. 1, 2021
 JACK MCLELLAND
 VALLEY FINANCING, LLC

STATE OF TEXAS *
 COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1
 DAY OF SEP 2021

BY Gwen Wells
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
 MY COMMISSION EXPIRES: Mar. 24, 2024
 Gwen Wells
 PRINTED NAME OF NOTARY



STATE OF TEXAS
 COUNTY OF GILLESPIE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____
 DAY OF _____ 20____

BY _____
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
 MY COMMISSION EXPIRES: _____
 PRINTED NAME OF NOTARY

STATE OF TEXAS
 COUNTY OF GILLESPIE

The attached plat, after having been duly presented to the Commissioner's Court of Gillespie County, Texas, and said Court duly considered and found to comply with the Statutes and Laws of Gillespie County, Texas, hereby affixes his hand, attested by the seal of the County Clerk of Gillespie County.

This the 13th day of September 2021

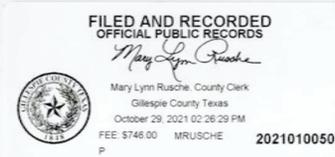
Attest: Mary Lynn Rusche
 County Judge, Mark Stroehrer
 Gillespie County, Texas



CERTIFICATE OF RECORDATION:

FILED FOR RECORD AT 2:26 O'CLOCK P. M. THIS 29th
 DAY OF October 2021 A.D. IN VOLUME 6
 PAGES 114-115 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

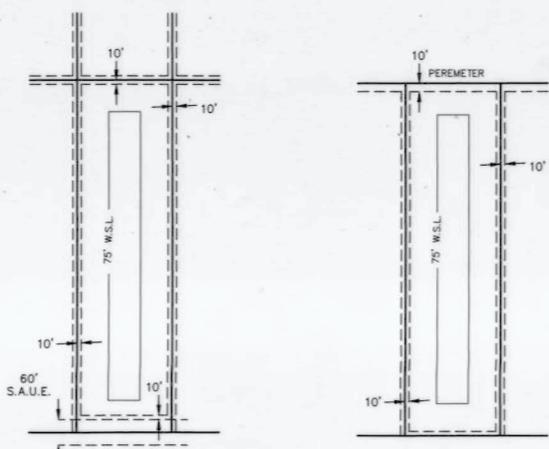
DEPUTY
Mary Lynn Rusche
 CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS



ENGINEER'S CERTIFICATE:

I, THE UNDERSIGNED, KEVIN W. SPRAGGINS (A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS), HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH GILLESPIE COUNTY SUBDIVISION REGULATIONS.

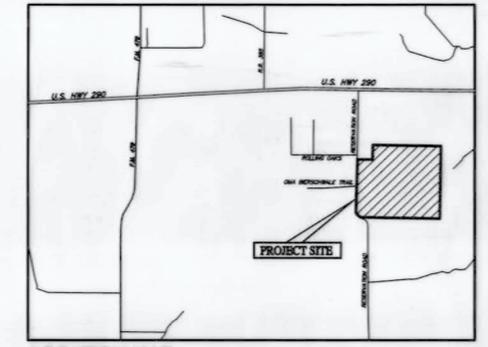
DATE Sept. 1, 2021
 KEVIN W. SPRAGGINS
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NO. 84823



TYPICAL EASEMENTS AND SETBACKS

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	70.92	65.00'	62°30'49"	N52° 58' 05"W	70.92'
C2	38.22	65.00'	33°41'26"	N4° 51' 57"W	38.22'
C3	63.89	65.00'	56°18'55"	N28° 18' 28"W	63.89'
C4	63.89	65.00'	56°18'49"	S39° 56' 52"E	63.89'
C5	38.23	65.00'	33°41'43"	S38° 33' 32"E	38.23'
C6	70.92	65.00'	62°30'49"	S9° 32' 44"W	70.92'
C7	70.92	65.00'	62°30'49"	N52° 58' 05"W	70.92'
C8	102.10	65.00'	90°00'07"	N45° 09' 04"W	102.10'
C9	102.12	65.00'	90°00'46"	S23° 05' 54"E	102.12'
C10	70.92	65.00'	62°30'49"	S9° 32' 44"W	70.92'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	166.87'	N56°59'50"E
L2	97.33'	N49°42'24"E
L3	399.97'	N40°39'47"E
L4	349.40'	N50°21'55"E
L5	879.36'	N42°42'27"E
L6	403.65'	N24°12'38"E
L7	86.52'	N24°12'38"E
L8	343.51'	N11°56'09"E
L9	244.29'	N25°34'20"E
L10	98.09'	N0°00'00"E
L11	50.00'	N89°50'32"E
L12	86.60'	N0°00'00"E
L13	238.92'	N25°34'20"E
L14	344.11'	N11°56'09"E
L15	103.78'	N24°12'38"E
L16	372.87'	N24°12'38"E
L17	867.88'	N42°42'27"E
L18	350.30'	N50°21'55"E
L19	400.26'	N40°39'47"E
L20	152.65'	N49°42'24"E
L21	50.43'	S89°51'00"W
L22	25.14'	N33°32'08"E
L23	25.15'	N33°50'41"W
L24	231.49'	S21°43'02"E
L25	231.51'	S21°43'02"E
L26	55.21'	N45°09'00"W
L27	62.01'	S45°09'00"E
L28	60.28'	S44°51'00"W



LOCATION MAP
 NOT TO SCALE

LEGEND

- LOT/ R.O.W. LINE
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- ADJACENT PROPERTY BOUNDARY
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A
 FINAL PLAT
 FOR

**RESERVATION
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SURVEYOR CONTACT: JEFF BOERNER (830) 816-1818
 874 HARPER ROAD # 104 Texas Registration # 10019600
 KERRVILLE, TEXAS 78028

DATE: 09/01/2021
 FILE NO: 20052
 SHEET: FP (2 OF 2)

SURVEYOR'S CERTIFICATE:

THAT I, JEFF BOERNER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4939, DO HEREBY STATE THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH GILLESPIE COUNTY SUBDIVISION REGULATIONS.

DATE 9/7 2021
 JEFF BOERNER
 REGISTERED PROFESSIONAL LAND SURVEYOR,
 REGISTRATION NO. 4939



STATE OF TEXAS
 COUNTY OF GILLESPIE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2
 DAY OF September 2021

BY Gwen Wells
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
 MY COMMISSION EXPIRES: March 24, 2024
 Gwen Wells
 PRINTED NAME OF NOTARY

