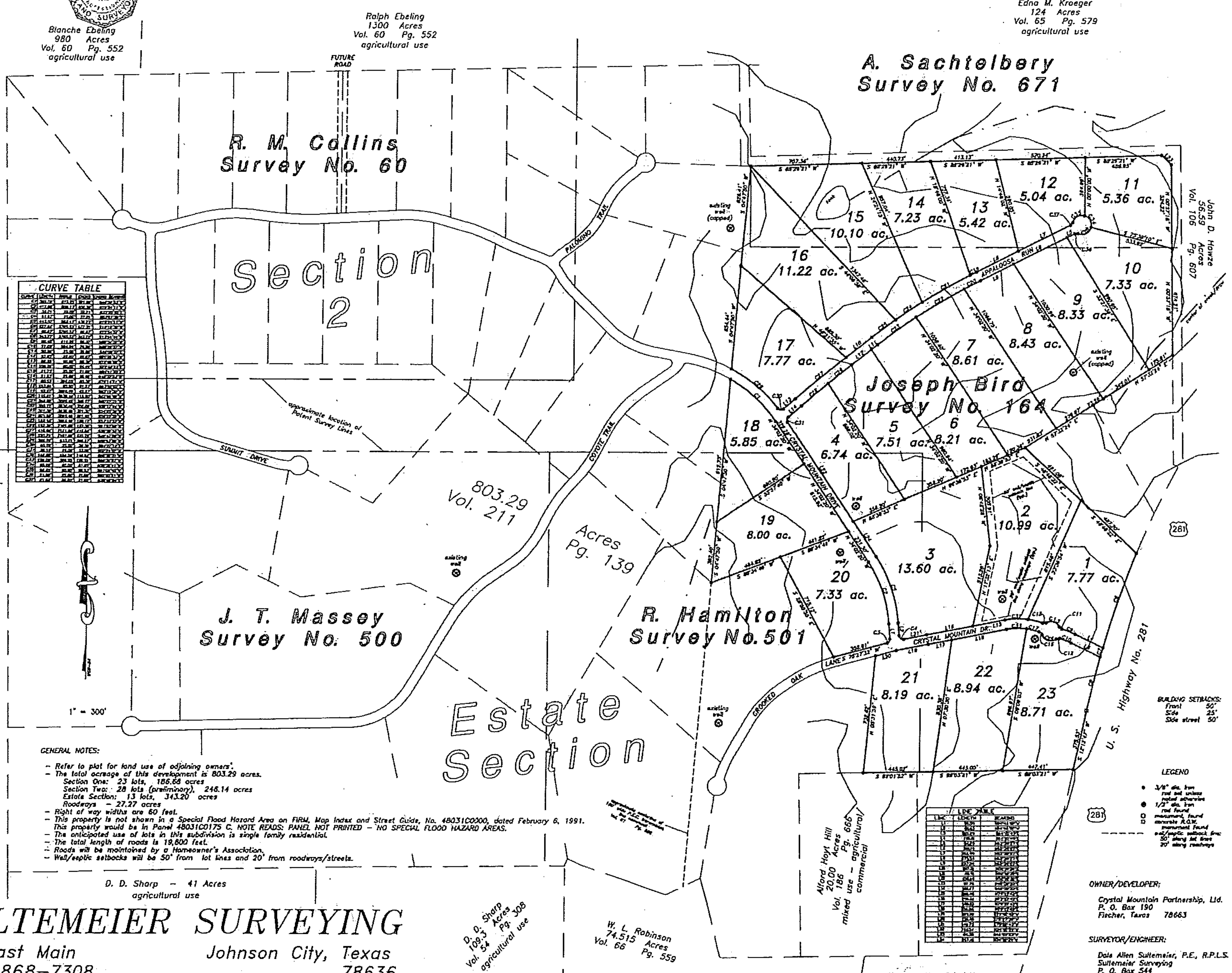
Vol 2 Pg 12

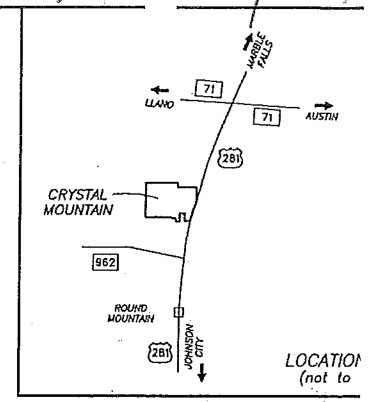
BY THESE PRESENTS, That I, the undersigned, a Registered Professional [Land Surveyor] in the State of Texas, hereby certify that this Plat complies with the requirements of the Blanco County Subdivision regulations and further [that this] plat is true and correctly made and is prepared from an actual [survey of the] property made under my supervision on the ground and that the corner [monuments were] properly placed under my supervision.

[signature] 7-10-00
[Profes]sional Land Surveyor — Date

NOTE:
IN REGARDS TO ENVIRONMENTAL IMPACT OF ON-SITE SEWAGE FACILITIES (OSSF) ON THE SURFACE DRAINAGE. THERE ARE NO DRAINAGE FEATURES IDENTIFIED, AND THE EXISTING SLOPE DOES NOT EXCEED THIRTY PERCENT (30%). THE DRAINAGE WILL NOT ADVERSELY INTERACT WITH OSSF, EACH LOT IS LARGE ENOUGH FOR OSSF REPLACEMENT IN THE EVENT OF FAILURE

CRYSTAL MOUNTAIN
Section One





BUILDING SETBACKS:
Front 50'
Side 25'
Side street 50'

LEGEND
- • 3/8" dia. iron rod set unless noted otherwise
- ● 1/2" dia. iron rod found
- o monument found
- □ concrete R.O.W. monument found
- - - - well/septic setback line: 50' along lot lines, 20' along roadways

GENERAL NOTES:

- Refer to plat for land use of adjoining owners'.
- The total acreage of this development is 803.29 acres.
  - Section One: 23 lots, 186.68 acres
  - Section Two: 28 lots (preliminary), 246.14 acres
  - Estate Section: 13 lots, 343.20 acres
  - Roadways - 27.27 acres
- Right of way widths are 60 feet.
- This property is not shown in a Special Flood Hazard Area on FIRM, Map Index and Street Guide, No. 48031C0000, dated February 6, 1991. This property would be in Panel 48031C0175 C. NOTE READS: PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS.
- The anticipated use of lots in this subdivision is single family residential.
- The total length of roads is 19,800 feet.
- Roads will be maintained by a Homeowner's Association.
- Well/septic setbacks will be 50' from lot lines and 20' from roadways/streets.

D. D. Sharp - 41 Acres
agricultural use

D. D. Sharp
109.3 Acres
Vol. 54 Pg. 308
agricultural use

W. L. Robinson
74.515 Acres
Vol. 66 Pg. 559

OWNER/DEVELOPER:
Crystal Mountain Partnership, Ltd.
P. O. Box 190
Fischer, Texas 78663

SURVEYOR/ENGINEER:
Dale Allen Sultemeier, P.E., R.P.L.S.
Sultemeier Surveying
P. O. Box 544
Johnson City, Texas 78636

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, that Crystal Mt Ltd, organized and existing under the laws of the State of Texas, with it's h[ome office] at P.O. Box 190, Fischer, Tx. 78663 ... 803.29 acres of land out of the various surveys, Blan[co County], Texas, as conveyed to it by deed dated 1999 ... in Volume 211 Page 139 Blanco County Deed [Records], HEREBY SUBDIVIDE 186.68 acres of land out of the J. Bird & A[...] to be known as the Crystal Mountain, Section One Su[bdivision in] accordance with the plat shown hereon, subject to any easements or re[strictions] heretofore granted, and does hereby dedicate to the public (or: "owners [of the] property shown hereon" for private streets) the use of the streets and e[asements] shown hereon.
IN WITNESS WHEREOF the said ________ has caused these presents [to be] executed by it's ________ ________ thereunto duly [authorized] this the ____ day of ________ A.D., 2000.

[signature] Attest: ________
(Name, Title)

STATE OF TEXAS
COUNTY OF BLANCO

BEFORE ME, the undersigned authority, on this day personally appeared ________ known to me to be the person whose name is sub[scribed to the] foregoing instrument as General Partner of Crystal Mountain Ltd and acknowledged to me that he executed the sa[me in the] capacity as the act and deed of said corporation for the purposes and [considerations] therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th [day of] July A.D., 2000.

[signature: Patricia L. Althaus]
NOTARY PUBLIC in and for Blanco County, Texas

STATE OF TEXAS
COUNTY OF BLANCO

I, Dorothy Uecker, County Clerk of Blanco County, Texas, do hereby certi[fy that the] foregoing instrument of writing with it's certificate of authentication was [filed for] record in my office on the 10 day of July at 11:50 o'clock A m., and duly recorded on the 10th day of July A.D., 2000, at 11:55 o'clock [...] in the Plat Records of Blanco County, Texas, in Book 2 Page [12].

WITNESS MY HAND AND SEAL OF OFFICE this the 10th day of J[uly] A.D., 1999.

[signature]
DOROTHY UECKER, COUNTY CLERK
BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

I, Dorothy Uecker, County Clerk of Blanco County, Texas, do hereby certi[fy that on the] 10th day of July A.D., 2000, the Com[missioners] Court of Blanco County, Texas, passed an order authorizing the filing fo[r record of] this plat, and said order has been duly entered in the minutes of the s[aid Court in] Book 2 Page 12.

WITNESS MY HAND AND SEAL OF OFFICE this the 10th day of ________ A.D., 2000.

[signature]
DOROTHY UECKER
COUNTY CLERK
BLANCO COUNTY, TEXAS

[signature]
GEORGE E. BYARS, JR.
COUNTY JUDGE
BLANCO COUNTY, TEXAS

"No structure in this subdivision shall be occupied until connected to an [approved] water well, the location of which has been approved by Blanco County.

[signature] 7-10-[00]
Blanco County Permit Section — Da[te]

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, that I, [Dale Allen Sultemeier], [the under]signed, a Register[ed Professional] Engineer in the State of Texas, hereby certify that this plat complies wi[th the] engineering related requirements of the Blanco County Subdivision Regul[ations].

[signature] 7-10-[00]
Professional Engineer
No. 71092

"In approving this plat by the Commissioners' Court of Blanco County, T[exas, it is] understood that all roads shown hereon are private roads and shall rem[ain the] property of the subdivider and/or subsequent owners of the property. [The construction,] repair, and maintenance of these roads and any associated drainage im[provements] will be the responsibility of the subdivider and/or subsequent owners of [the property] and will not be the responsibility of Blanco County.

[signature] 7/10/2[000]
Subdivider or Representative — D[ate]

[...]LTEMEIER SURVEYING
[...] East Main — Johnson City, Texas 78636
[(830)] 868-7308