

# FINAL Plat of Headwaters Ranch, Phase 2

A subdivision containing 213.99 acres of land, more or less, out of G.H. & S.A. R.R. Co. Survey No. 7, Abstract No. 403, and Survey No. 8, Abstract No. 1802 in Kerr County, Texas.

(NOTE: Approximate patent acreages are shown in parenthesis.)

**NOTES:**

Topographical information shown was digitized from USGS QUADRANGLE MAP "BONEYARD DRAW, TEX."

MIDWATERS DRIVE shall be sixty (60) feet in width and shall be constructed in accordance with the "Local Road" specifications listed in Section 7.06 of the Kerr County Subdivision Rules and Regulations. Cul-de-sac shown hereon shall be one hundred twenty (120) feet in diameter - sixty (60) feet in radius.

There shall be a minimum building setback of two hundred (200) feet from all front, side & rear property lines.

There shall be ten (10) foot wide public utility easements along all front, side, and rear property lines.

No survey was made to reestablish Patent Survey lines or corners. Survey lines shown hereon are approximate.

6.71 acres, more or less, lies within the road shown hereon.

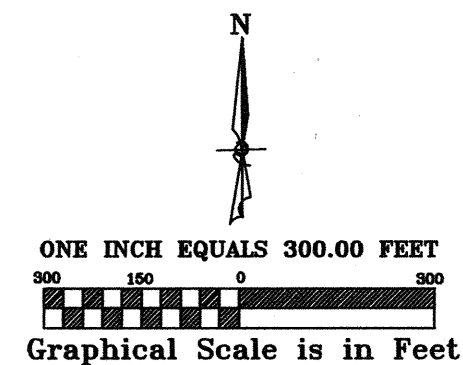
The area shown hereon lies within "Zone X" as shown on FIRM Map Number 4826500125 E, "Kerr County Unincorporated Areas", Number 480419, Panel 0125 E, effective date July 15, 2000.

Headwaters Ranch subdivision lies within the Divide Independent School District.

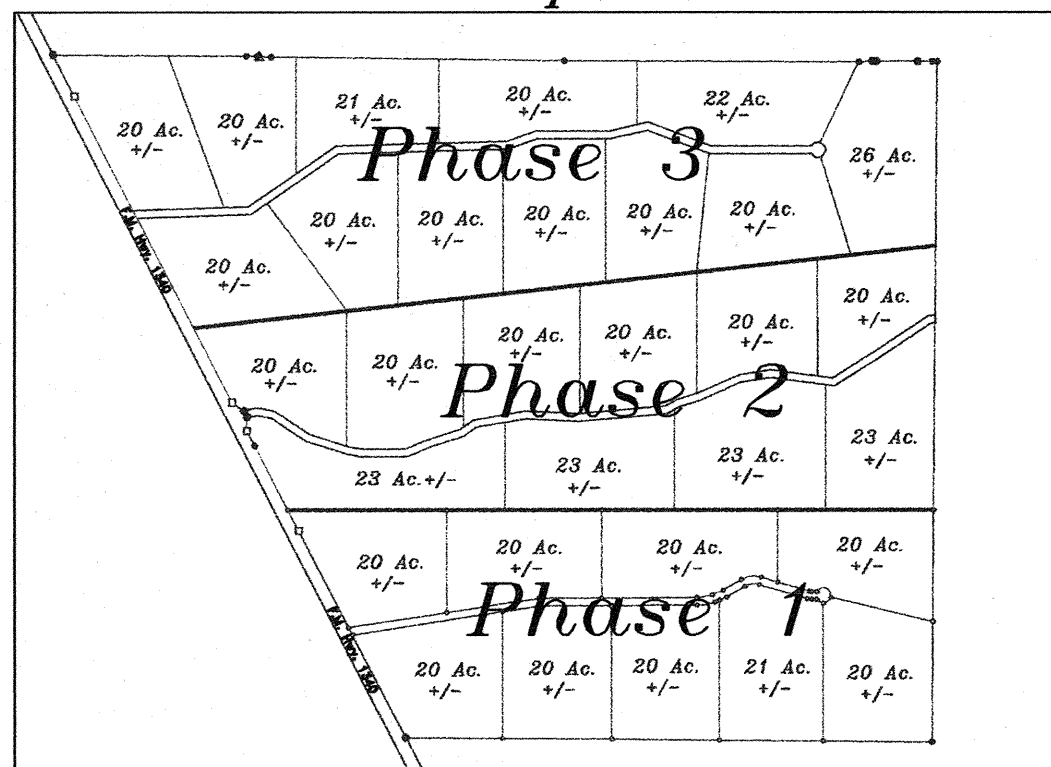
There shall be no more than ten (10) tracts within this subdivision.

Tracts 1 and 10 have no direct access to F.M. Hwy. 1340. ACCESS SHALL BE VIA "MIDWATERS DRIVE" ONLY.

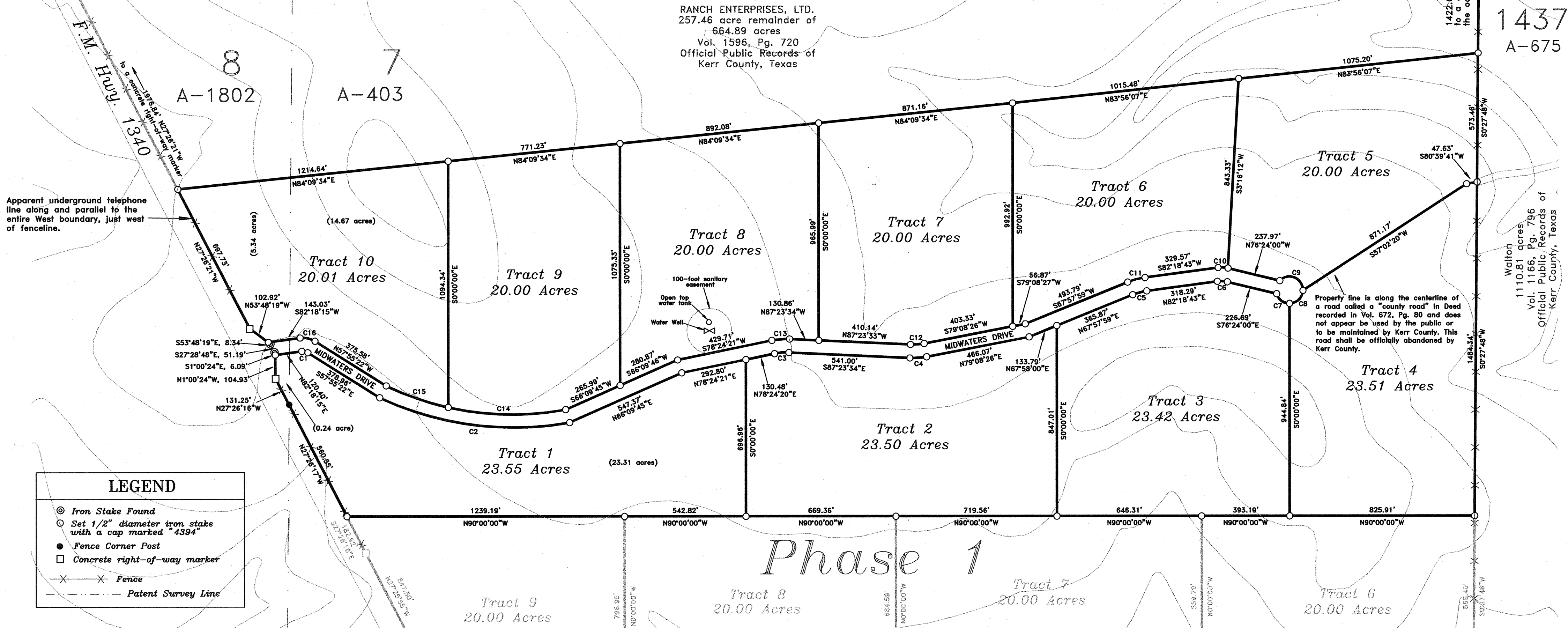
Prior to construction on any lot the owner of said lot shall contact Kerr County OSSF Designated Representative. All lots in this subdivision are required to comply with all current and future OSSF regulations adopted by Kerr County. Individual OSSF systems selection must be made in conjunction with the Site Evaluation with respect to the individual site permitting process, in accordance with the 30TAC 285 OSSF rules.



**Future Development Plan**



CURVE	RADIUS	LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	39.99'	27.76'	39°46'44"	14.47'	27.21'	S77°48'36"E
C2	1366.89'	869.96'	36°27'57"	450.28'	855.34'	S82°32'08"E
C3	259.97'	64.44'	14°12'11"	32.39'	64.28'	N85°30'24"E
C4	320.01'	75.21'	13°27'59"	37.78'	75.04'	N85°52'27"E
C5	259.96'	65.10'	14°20'53"	32.72'	64.93'	N75°08'21"E
C6	120.00'	44.59'	21°17'17"	22.55'	44.33'	S87°02'38"E
C7	60.00'	77.07'	73°35'58"	44.89'	71.88'	S53°11'58"E
C8	60.00'	91.99'	87°50'23"	57.78'	83.24'	N46°04'51"E
C9	60.00'	145.10'	138°33'39"	158.62'	112.24'	N67°07'09"W
C10	120.00'	44.59'	21°17'17"	22.55'	44.33'	N87°02'38"W
C11	319.93'	80.12'	14°20'55"	40.27'	79.91'	S75°08'23"W
C12	260.11'	61.11'	13°27'39"	30.70'	60.97'	S85°52'26"W
C13	320.00'	79.32'	14°12'06"	39.86'	79.11'	S85°30'24"W
C14	1306.88'	527.60'	23°07'51"	267.44'	524.03'	N88°54'18"W
C15	1306.88'	294.06'	12°53'32"	147.65'	293.44'	N70°53'37"W
C16	100.00'	69.42'	39°46'25"	36.17'	68.03'	N77°48'34"W



RANCH ENTERPRISES, LTD.  
257.46 acre remainder of  
664.89 acres  
Vol. 1596, Pg. 720  
Official Public Records of  
Kerr County, Texas

1437  
A-675

Walton  
1110.81 acres  
Vol. 1166, Pg. 796  
Official Public Records of  
Kerr County, Texas