

Attachment 3

STATE OF TEXAS  
COUNTY OF HAYS

214112

# FITZHUGH CORNERS

KNOW ALL MEN BY THESE PRESENTS: That FITZHUGH JOINT VENTURE, acting by and through its managing partner, ROBERT E. PEERMAN, INC., with its home office at 12020 Hwy 290 W., Austin, Texas 78737, owners of 114.899 acres of land out of the John Barton Survey No 80 and the Charles Wilcox Survey No 36 in Hays County, Texas as conveyed to it by deed recorded in Volume 526, Page 627 of the Deed Records of Hays County, Texas:

A SUBDIVISION OF THE  
JOHN BARTON SURVEY NO. 80,  
CHARLES WILCOX SURVEY NO. 36, in  
HAYS COUNTY, TEXAS

DOES HEREBY SUBDIVIDE 22.315 acres of land out of the John Barton Survey No. 80 and 4.63 acres of land out of the Charles Wilcox Survey No. 36 to be known as FITZHUGH CORNERS, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said ROBERT E. PEERMAN, INC. has caused these presents to be executed by its PRESIDENT, ROBERT E. PEERMAN, thereunto duly authorized, this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1985.

ROBERT E. PEERMAN, INC.

ATTEST:

*Robert E. Peerman*  
ROBERT E. PEERMAN, PRESIDENT

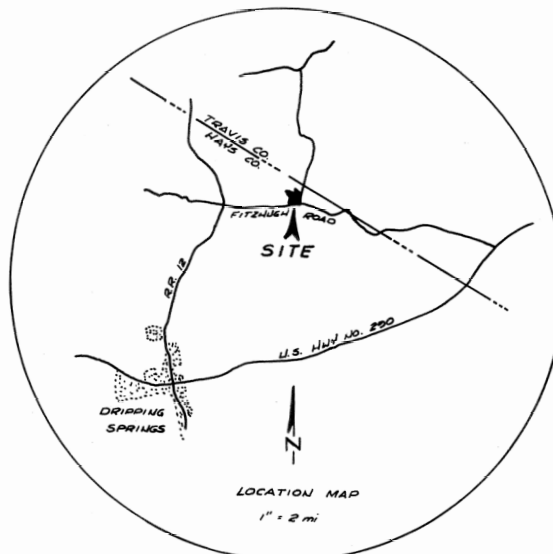
*May Peerman*

STATE OF TEXAS  
COUNTY OF HAYS

Before me, the undersigned authority, on this day personally appeared ROBERT E. PEERMAN known to me to be the person whose name is subscribed to the foregoing instrument as PRESIDENT of ROBERT E. PEERMAN, INC. and acknowledged to me that he executed the same in such 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 26<sup>th</sup> day of June, A.D. 1985.

*Robert E. Peerman*  
NOTARY PUBLIC in and for  
Hays County, Texas



### CERTIFICATE FOR ROAD MAINTENANCE, TO WIT:

" In approving this plat by the Commissioners' Court of Hays County, Texas it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners' Court of Hays County, Texas, and the Commissioners' Court of Hays County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges, or culverts in connection therewith."

STATE OF TEXAS  
COUNTY OF HAYS

I, LYDELL B. CLAYTON, COUNTY CLERK OF HAYS COUNTY, TEXAS, do hereby certify that on the 24<sup>th</sup> day of June, A.D. 1985, the Commissioners' Court of Hays County, Texas passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said Court in Book 14, Page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE this the 24<sup>th</sup> day of June, A.D., 1985.

*Walter Burnett*  
WALTER BURNETT  
COUNTY JUDGE  
HAYS COUNTY, TEXAS

*Lydell B. Clayton*  
LYDELL B. CLAYTON  
COUNTY CLERK  
HAYS COUNTY, TEXAS

### SEWAGE DISPOSAL CERTIFICATION, TO WIT:

No structure in this subdivision shall be occupied until connected to a Public Sewer System or to an Individual Sewage Disposal System which has been approved and permitted by the San Marcos-Hays County Health Department.

*Terry Ewald*  
Terry Ewald, Sanitarian  
San Marcos-Hays County Health Dept.

8-8-85  
Date

STATE OF TEXAS  
COUNTY OF HAYS

I, LYDELL B. CLAYTON, 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 19<sup>th</sup> day of August, A.D. 1985 at 11:30 o'clock A.M., and duly recorded on the 19<sup>th</sup> day of August, A.D., 1985 at 11:30 o'clock A.M., in the Plat Records of Hays County, Texas, in Book 3, Page 378-379.

WITNESS MY HAND AND SEAL OF OFFICE this the 19<sup>th</sup> day of August, A.D., 1985.

*Lydell B. Clayton*  
LYDELL B. CLAYTON, COUNTY CLERK,  
HAYS COUNTY, TEXAS

### CERTIFICATE OF SURVEYOR, TO WIT:

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, DAVID JAMES, a Registered Public Surveyor in the State of Texas, hereby certify 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.



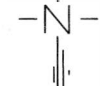
*David James*  
David James  
Registered Public Surveyor No. 3893

DAVID JAMES  
LAND SURVEYORS, INC.

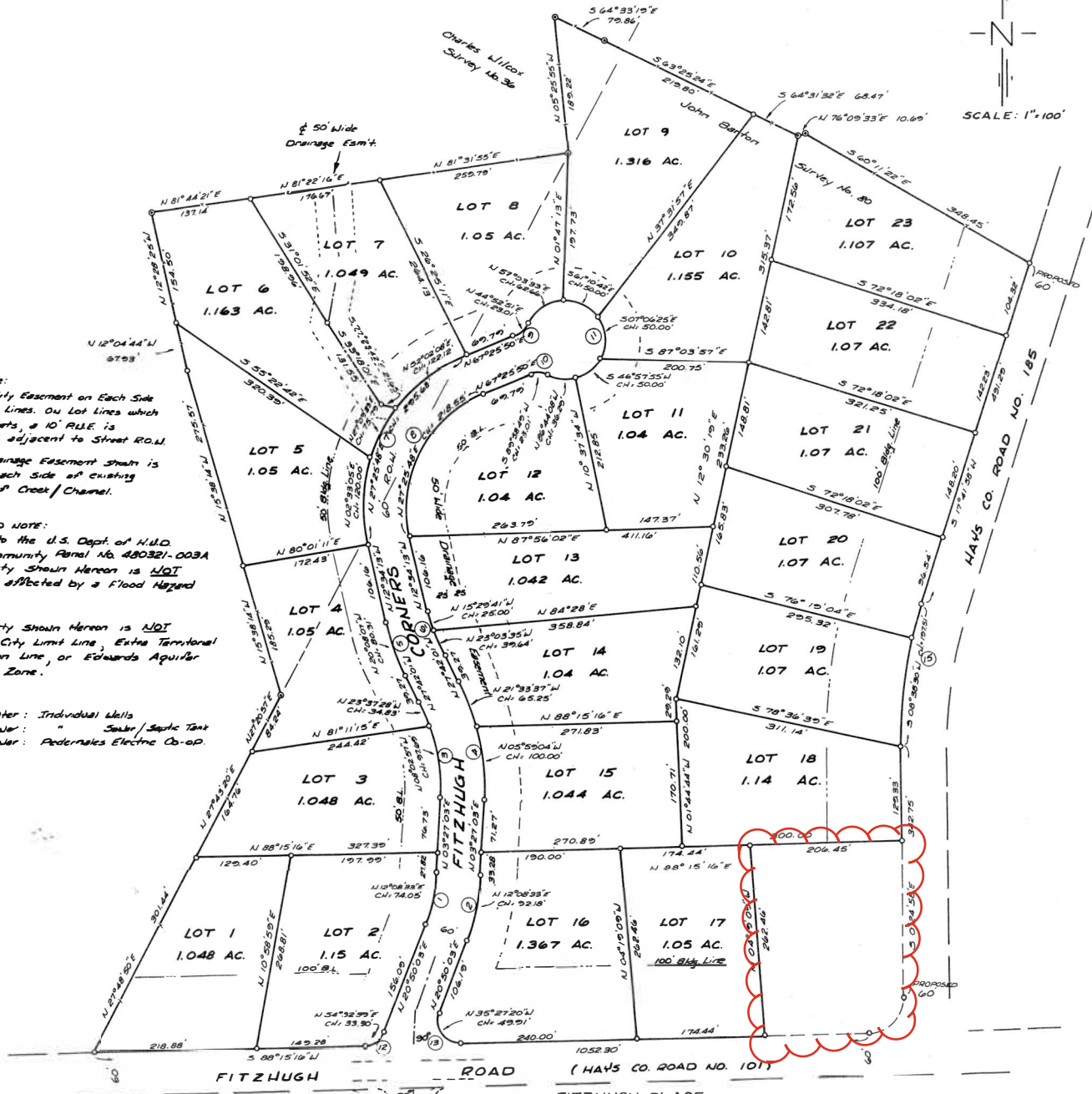
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# FITZHUGH CORNERS

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SCALE: 1"=100'



**Easement Note:**  
 10' Public Utility Easement on Each Side of all lot lines. On Lot Lines which abut Streets, a 10' P.U.E. is dedicated adjacent to Street R.O.W.  
 50' Wide Drainage Easement is 25' on each side of existing center of Creek/Channel.

**100 Yd FLOOD NOTE:**  
 According to the U.S. Dept. of H.H.O. Maps: Community Panel No. 480321-003A the Property shown hereon is NQI within or affected by a Flood Hazard Area.

The Property shown hereon is NQI within a City Limit Line, Extra Territorial Jurisdiction Line, or Edwards Aquifer Recharge Zone.

- Utilities:**
- (1) Water: Individual Wells
  - (2) Sewer: " Sewer/Sepic Tank
  - (3) Power: Pedernales Electric Co.-op.

**CURVE DATA**

	①	②	③	④	⑤	⑥	⑦	⑧
Δ	17°23'		31°09'04"		15°07'48"		80°00'03"	
R	245.00'	305.00'	245.00'	305.00'	305.00'	245.00'	230.00'	170.00'
T	37.45'	46.63'	68.20'	85.02'	40.51'	32.54'	193.00'	142.65'
A	74.33'	92.54'	133.20'	145.83'	80.56'	64.70'	321.14'	237.37'
C	74.05'	92.18'	131.57'	163.70'	80.31'	64.51'	295.68'	218.55'

	⑨	⑩	⑪	⑫	⑬	⑭	⑮
Δ	45°05'37"		270°11'53"	67°25'13"	112°34'47"	88°40'14"	18°06'56"
R	30.00'	30.00'	55.00'	30.00'	30.00'	50.00'	627.28'
T	12.46'	12.46'	-	20.02'	44.97'	48.85'	100.00'
A	23.61'	23.61'	258.90'	35.30'	58.95'	77.38'	198.33'
C	23.01'	23.01'	72.92'	33.30'	49.91'	69.89'	197.51'



SURVEYED BY: *David James*  
 DAVID JAMES  
 1 July, 1985  
 DATE

**DJ DAVID JAMES LAND SURVEYORS, INC**  
 AUSTIN, TEXAS