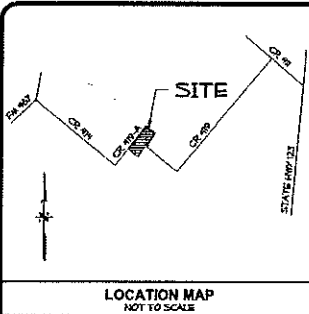


SUBDIVISION PLAT ESTABLISHING

JACKSON ESTATES SUBDIVISION

BEING A 86038 ACRE TRACT SITUATED IN THE J.O. BLAIR SURVEY, ABSTRACT 59, GUADALUPE COUNTY, TEXAS AND CONSISTING OF A PORTION OF A 61,450 ACRE TRACT RECORDED IN VOLUME 794, PAGE 298, AND A PORTION OF A 46,074 ACRE TRACT RECORDED IN VOLUME 794, PAGE 283, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

THIS PLAT OF JACKSON ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSENTED TO BY THE COMMISSIONERS OF THE COURT OF GUADALUPE COUNTY, TEXAS, WHICH COURT ACKNOWLEDGES THAT THE PLAT CONFORMS TO THE SUBDIVISION REGULATIONS AND ORDINANCES OF SAID COUNTY AND APPROVES SAID PLAT.

DATED THIS 18th DAY OF July 2016.

[Signatures]
KIM F. SCHNEIDER, COUNTY JUDGE
COMMISSIONERS OF THE COURT OF GUADALUPE COUNTY, TEXAS

GENERAL NOTES:

1. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORR).
2. IRON PINS FOUND OR SET AT EACH PROPERTY CORNER AND ALL POINTS OF CURVATURES AND TANGENTS ON STREET RIGHTS-OF-WAY.
3. ALL LOTS SHALL HAVE A TWENTY FIVE (25) FOOT BUILDING SET-BACK LINE FROM PUBLIC ROAD RIGHT-OF-WAY AND A FIFTEEN (15) FOOT BUILDING SET BACK FROM ADJOINING PROPERTY LINE. ALL LOTS SHALL HAVE A 15' UTILITY EASEMENT ON FRONT, SIDE AND REAR LOT LINES EXCEPT ON LOTS 3-4 AS SPECIFICALLY SHOWN IN THIS PLAT.
4. ALL LOTS ARE LOCATED WITHIN ZONE X, WHICH IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA MAP NO. 48870C01E, DATED NOVEMBER 2, 2007.
5. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
6. WATER SERVICE IS TO BE PROVIDED BY SPRINKLES HILL WATER SUPPLY COOPERATIVE. THERE IS HEREBY DEDICATED A 15 FEET WIDE FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE FRONT, A 10 FEET WIDE WATER DISTRIBUTION EASEMENT ALONG THE SIDES AND REAR OF ALL PLATTED LOTS EXCEPT ON LOTS 3-4 AS SPECIFICALLY SHOWN IN THIS PLAT. THESE WATER DISTRIBUTION EASEMENTS ARE FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT, OR ENLARGEMENT OF WATER MAINS, VALVES, FLESH ASSEMBLIES, FIRE HYDRANTS, SERVICE LINES, MASTERS AND ALL OTHER WATER DELIVERY COMPONENTS. THIS PLAT WILL BE RECORDED IN THE NON-STANDARD SERVICE AGREEMENT (CONTRACT) TO BE EXECUTED BETWEEN THE DEVELOPER AND SPRINKLES HILL WATER SUPPLY COOPERATIVE AND FILED IN THE COUNTY OF GUADALUPE, STATE OF TEXAS.
7. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY GUADALUPE COUNTY ROAD AND BRIDGE DEPARTMENT AT THE TIME OF LOT DEVELOPMENT.
8. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED.
9. THE OSSF DISPOSAL SYSTEMS RECOMMENDED FOR ALL LOTS ARE CONVENTIONAL OR AEROBIC SYSTEMS DEPENDING UPON REGISTERED SANITARIAN ANALYSIS AND DESIGN.
10. NO STRUCTURE SHALL BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM, UNTIL A SEPTIC PERMIT FOR THE ON SITE SEWAGE FACILITY, IS OBTAINED FROM THE GUADALUPE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
11. ALL LOTS WILL BE SUBJECT TO A FLOATING CITY WIRE EASEMENT WHOSE TO BE LOCATED BY GVEC.
12. ALL UTILTY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE EXCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
13. ALL EXISTING OVERHEAD ELECTRIC POWER LINES ARE TO HAVE A 15' ELECTRIC EASEMENT ON EACH SIDE OF THE POWER LINE. IN THE EVENT THAT THE EXISTING POWER POLES AND LINES ARE REMOVED, THIS EASEMENT WILL BE VOKED OUT IN ITS ENTIRETY.

STATE OF TEXAS
CITY OF SEGUIN, GUADALUPE COUNTY

I, THE UNDERSIGNED OWNERS(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS JACKSON ESTATES SUBDIVISION, COUNTY OF GUADALUPE, TEXAS AND WISELY HAVE SIGNED HERETO, DO HEREBY SUBDIVIDE PART OF MY LAND AS SHOWN AND DEDICATE THE ROAD AND EASEMENTS FOR THE PURPOSE SHOWN HEREON.

[Signatures]
OWNER: CONCRETE CITY INVESTMENTS, LLC
ADDRESS: 202 N. CAMP ST., SEGUIN, TX 78155

STATE OF TEXAS
GUADALUPE COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July 2016.

[Signature]
PUBLIC NOTARY OF THE STATE OF TEXAS
COMMISSION EXPIRES 07/18/2019

I, TERESA J. KELL, COUNTY CLERK OF GUADALUPE COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF July 2016 AT 10:00 A.M. AND DULY RECORDED IN VOLUME 81, PAGE 220 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

IN TESTIMONY WHEREOF, I HAVE AFFIXED MY HAND AND OFFICIAL SEAL OF OFFICE THIS 18th DAY OF July 2016.

[Signature]
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

STATE OF TEXAS
CITY OF SEGUIN, GUADALUPE COUNTY

THIS PLAT OF THE SCHNEIDER HILL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

[Signature]
AGENT FOR GUADALUPE VALLEY ELEC. COOPERATIVE

STATE OF TEXAS
CITY OF SEGUIN, GUADALUPE COUNTY

THIS PLAT OF THE 50-ACRE HILL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY SPRINKLES HILL WATER SUPPLY CORP. FOR EASEMENTS.

[Signature]
AGENT FOR SPRINKLES HILL WATER SUPPLY CORP.

STATE OF TEXAS
COUNTY OF GUADALUPE

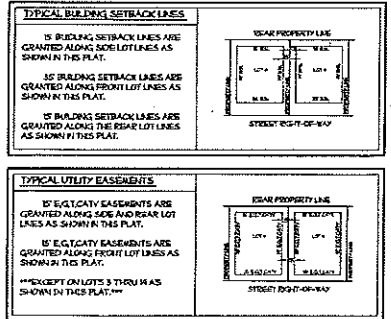
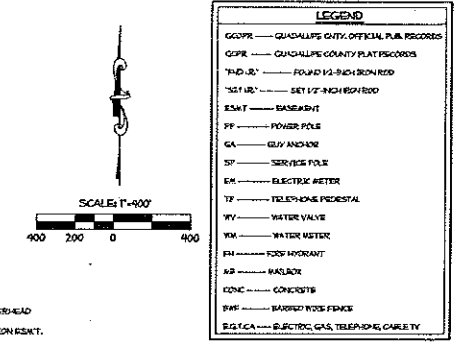
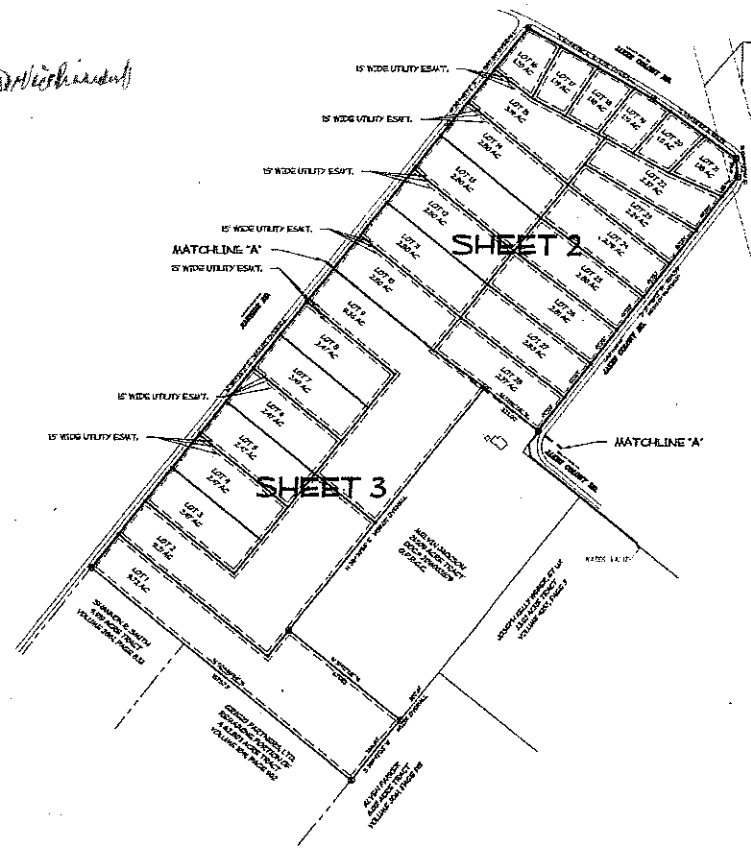
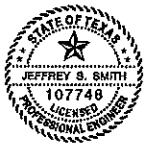
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN THE MATTERS OF STREETS, LOT AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION OF ALL SUCH FEATURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SEGUIN DEVELOPMENT REGULATIONS.

[Signature]
JEFFREY S. SMITH, P.E., TRS. NO. 107748

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

[Signature]
JEFFREY W. BERGER, P.L.L.C., TRS. NO. 5658



OWNER/DEVELOPER:
CONCRETE CITY INVESTMENTS, LLC
202 N. CAMP ST.
SEGUIN, TX 78155

DEVELOPER: *[Signature]*
MR. A. ROBERT RAJTESCH - PRESIDENT & MEMBER

DEVELOPER: *[Signature]*
MR. DALE DYSS - V.P. & MEMBER

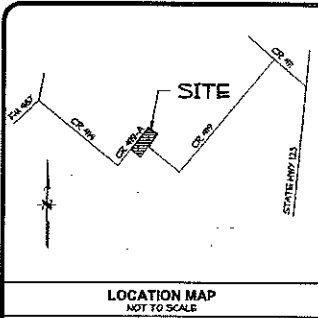
ENGINEER:
JKS ENGINEERING CO., P.L.L.C.
CIVIL CONSULTANTS - LAND PLANNERS
PO BOX 1141
LA VERNA, TX 78121
Firm No. 19240
(214) 422-8339

SURVEYOR:
BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNA, TEXAS 78121-4756
TEL: (830)-217-4228
FAX: (866)-646-3636
TDPLS FIRM NO. 10174800

INDEX MAP

SUBDIVISION PLAT ESTABLISHING JACKSON ESTATES SUBDIVISION

BEING A 66.038 ACRE TRACT SITUATED IN THE J.D. BLAIR SURVEY, ABSTRACT 54, GUADALUPE COUNTY, TEXAS AND CONSISTING OF A PORTION OF A 61.950 ACRE TRACT RECORDED IN VOLUME 774, PAGE 398 AND A PORTION OF A 46.074 ACRE TRACT RECORDED IN VOLUME 774, PAGE 283, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



GENERAL NOTES:

1. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (GCRS).
2. ZONING IS FOUND OR SET AT EACH PROPERTY CORNER AND ALL POINTS OF CURVATURE AND TANGENTS ON STREET RIGHTS-OF-WAY.
3. ALL LOTS SHALL HAVE A THIRTY FIVE (35) FOOT BUILDING SET-BACK LINE FROM PUBLIC ROAD RIGHT-OF-WAY AND A FIFTEEN (15) FOOT BUILDING SET BACK FROM ADJOINING PROPERTY LINE. ALL LOTS SHALL HAVE A 15' UTILITY EASEMENT ON FRONT, SIDE AND REAR LOT LINES EXCEPT ON LOTS 3-14 AS SPECIFICALLY SHOWN IN THIS PLAT.
4. ALL LOTS ARE LOCATED WITHIN ZONE X, WHICH IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA MAP NO. 4897 CORSE, DATED NOVEMBER 2, 2007.
5. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
6. WATER SERVICE IS TO BE PROVIDED BY SPRINGS HILL WATER SUPPLY CORPORATION. THERE IS HEREBY DESIGNATED A 10' (TEN) FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE FRONT, A 10' (TEN) FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE SIDES AND REAR OF ALL PLATTED LOTS (EXCEPT ON LOTS 3-14 AS SPECIFICALLY SHOWN IN THIS PLAT). THESE WATER DISTRIBUTION EASEMENTS ARE FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT, OR ENLARGEMENT OF WATER MAINS, VALVES, FLOCH ASSURANCES, FIRE HYDRANTS, SERVICE LINES, METERES AND ALL OTHER WATER DELIVERY COMPONENTS. THIS PLAT WILL BE REFERENCED IN THE NON-STANDARD SERVICE AGREEMENT (CONTRACT) TO BE EXECUTED BETWEEN THE DEVELOPER AND SPRINGS HILL WATER SUPPLY CORPORATION AND FILED BY THE COUNTY OF GUADALUPE, STATE OF TEXAS.
7. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY GUADALUPE COUNTY ROAD AND BRIDGE DEPARTMENT AT THE TIME OF LOT DEVELOPMENT.
8. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED.
9. THE OSSF DISPOSAL SYSTEMS BECOMENDEED FOR ALL LOTS AND ARE CONVENTIONAL OR AEROBIC SYSTEMS DEPENDING UPON REQUIRED SANITARIAN ANALYSIS AND DESIGN.
10. NO STRUCTURE SHALL BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWERAGE SYSTEM, UNTIL A SEPTIC PERMIT FOR THE ON SITE SEWERAGE FACILITY, IS OBTAINED FROM THE GUADALUPE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
11. ALL LOTS WILL BE SUBJECT TO A PLANNING CITY WIRE EASEMENT 10X17 TO BE LOCATED BY GVEC.
12. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
13. ALL EXISTING OVERHEAD ELECTRIC POWER LINES ARE TO HAVE A 10' ELECTRIC EASEMENT ON EACH SIDE OF THE POWER LINE. IN THE EVENT THAT THE EXISTING POWER POLES AND LINES ARE REMOVED, THIS EASEMENT WILL BE YIELDED OUT IN ITS ENTIRETY.

THIS PLAT OF JACKSON ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF GUADALUPE COUNTY, TEXAS, WHICH COURT ACCORDINGLY, THAT THE PLAT CONFORMS TO THE SUBDIVISION REGULATIONS OF SAID COUNTY AND HAS HEREBY APPROVED SAID PLAT, DATED THIS 15th DAY OF JULY, 2014.

WILEY RUSSELL COUNTY JUDGE
COMMISSIONERS
JAMES W. SMITH, JR. COUNTY CLERK, DEPUTY
LINDA BOYD COUNTY CLERK
JERRY S. SMITH, JR. COUNTY CLERK, DEPUTY
JERRY S. SMITH, JR. COUNTY CLERK, DEPUTY

STATE OF TEXAS
COUNTY OF SEQUIM, GUADALUPE COUNTY

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREON AS JACKSON ESTATES SUBDIVISION, COUNTY OF GUADALUPE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SURRENDER PART OF MY LAND AS SHOWN AND DEDICATE THE ROAD AND EASEMENTS FOR THE PURPOSE SHOWN HEREON.
Concrete City Investments, LLC
OWNER: CONCRETE CITY INVESTMENTS, LLC
ADDRESS: 202 N. CAMP ST., SEQUIM, TX 78555

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE ON THIS 15th DAY OF JULY, 2014, 2014.
Linda Boyd
PUBLIC NOTARY OF THE STATE OF TEXAS

I, TERESA WEE, COUNTY CLERK OF GUADALUPE COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF JULY, 2014, AT 11:00 A.M. AND IS CORRECTLY RECORDED IN VOLUME 774, PAGE 283 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 15th DAY OF JULY, 2014.

Linda Boyd
COUNTY CLERK, GUADALUPE COUNTY
Linda Boyd

STATE OF TEXAS
COUNTY OF SEQUIM, GUADALUPE COUNTY

THIS PLAT OF THE SCANDLER HILL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.
AGENT FOR GUADALUPE VALLEY ELEC. COOPERATIVE

STATE OF TEXAS
COUNTY OF SEQUIM, GUADALUPE COUNTY

THIS PLAT OF THE SCANDLER HILL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY SPRINGS HILL WATER SUPPLY CORP. FOR EASEMENTS.
James Sarunian
AGENT FOR SPRINGS HILL WATER SUPPLY CORP.

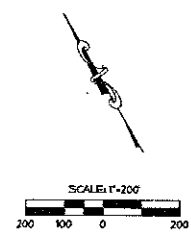
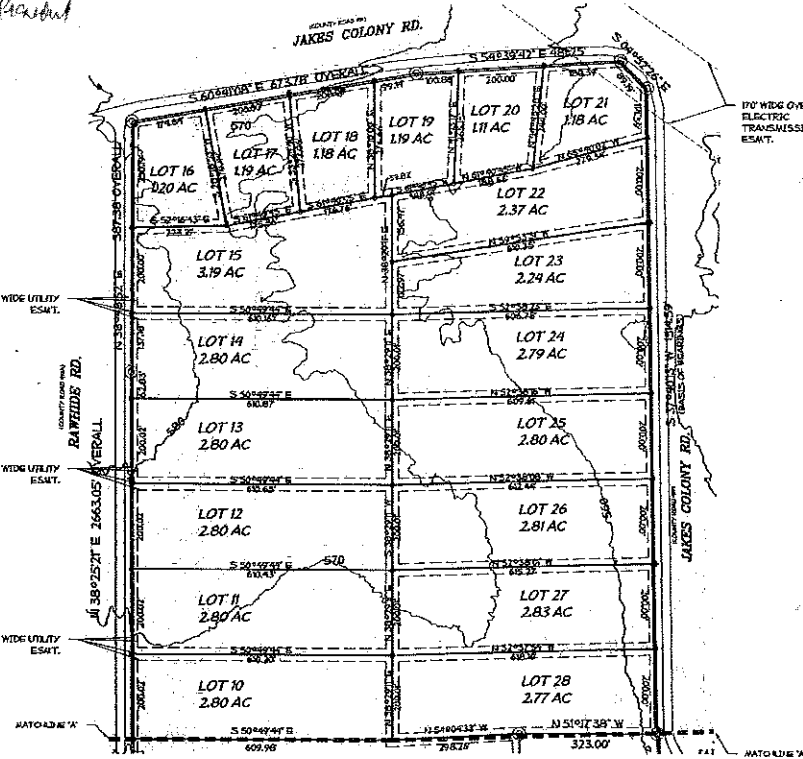
STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN THE MATTERS OF STREETS, LOT AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION OF ALL SUCH FEATURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SEQUIM DEVELOPMENT REGULATIONS.
Jerry S. Smith, Jr.
JERRY S. SMITH, JR., P.E., 1816 NO. 107748

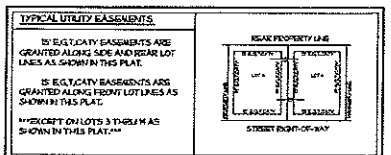
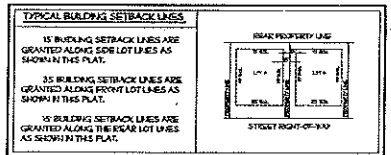


STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
Jeffrey S. Smith, Jr.
JEFFREY S. SMITH, JR., P.L.S., 7915 NO. 5358



LEGEND	
GOVPT	GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS
GOPE	GUADALUPE COUNTY PLAT RECORDS
FOUN	FOUND 1/2-INCH BORN BOOK
SET 1/2"	SET 1/2" INCH BORN BOOK
ESMT	EASEMENT
PP	POWER POLE
GA	GLY AND/OR
SP	SERVICE POLE
EM	ELECTRIC WATER
TK	TELEPHONE PRESENTIAL
WV	WATER VALVE
WM	WATER METER
PH	POOR HYDRANT
HL	HEADLOCK
COFC	CO-AXIAL FIBER
WTF	WATER TREATMENT FACILITY
ELG	ELECTRIC, GAS, TELEPHONE, CABLE TV



OWNER/DEVELOPER:
CONCRETE CITY INVESTMENTS, LLC
202 N. CAMP ST.
SEQUIM, TX 78555

DEVELOPER: *Robert Partzsch*
MR. A. ROBERT PARTZSCH - PRESIDENT & MEMBER

DEVELOPER: *Dale Dyess*
MR. DALE DYESS F.P. & MEMBER

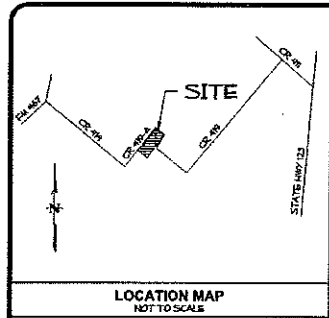
ENGINEER:

JACKSON ENGINEERING CO., P.A.L.L.C.
CIVIL CONSULTANTS - LAND PLANNERS
701 N. 1181 LA VERNIA, TX. 78121
Form No. 13260 (2/13) 422-8529

SURVEYOR:
BERGER AND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
TEL. (830) 217-4228
FAX (866) 806-3636
TDPS FIRM NO. 10171400

SUBDIVISION PLAT ESTABLISHING JACKSON ESTATES SUBDIVISION

BEING A 6000 ACRES TRACT SITUATED IN THE 10.0 BLK. SURVEY, ABSTRACT 59, QUADADLE COUNTY, TEXAS AND CONSISTING OF A PORTION OF A 41450 ACRE TRACT RECORDED IN VOLUME 794 PAGE 296 AND A PORTION OF A 46074 ACRE TRACT RECORDED IN VOLUME 794 PAGE 283, OFFICIAL PUBLIC RECORDS OF QUADADLE COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH-CENTRAL TEXAS ZONE), NAD 83 (ICRS).
2. IRON PINS FOUND OR SET AT EACH PROPERTY CORNER, AND ALL POINTS OF CURVATURE AND TANGENTS ON STREET RIGHTS-OF-WAY.
3. ALL LOTS SHALL HAVE A THIRTY FIVE (35) FOOT BUILDING SET-BACK LINE FROM PUBLIC ROAD RIGHT-OF-WAY, AND A FIFTEEN (15) FOOT BUILDING SET-BACK FROM ADJOINING PROPERTY LINE. ALL LOTS SHALL HAVE A 15' UTILITY EASEMENT ON FRONT, SIDE AND REAR LOT LINES EXCEPT ON LOTS 3-4 AS SPECIFICALLY SHOWN IN THIS PLAT.
4. ALL LOTS ARE LOCATED WITHIN ZONE X, WHICH IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA MAP NO. 48282C05E, DATED NOVEMBER 2, 2007.
5. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
6. WATER SERVICE IS TO BE PROVIDED BY SPENCER HILL WATER SUPPLY CORPORATION. THESE LOTS HEREBY DEDICATED A 15' FIFTEEN-FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE FRONT, A 30' (THIRTY) FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE SIDES AND REAR OF ALL PLATTED LOTS (EXCEPT ON LOTS 3-4 AS SPECIFICALLY SHOWN IN THIS PLAT). THESE WATER DISTRIBUTION EASEMENTS ARE FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT, OR ENLARGEMENT OF WATER MAINS, VALVES, FLUSH ASSEMBLIES, FLOW HYDRANTS, SERVICE LINES, MATHURS AND ALL OTHER WATER DELIVERY COMPONENTS. THIS PLAT WILL BE RECORDED IN THE NON-STANDARD SERVICE AGREEMENT CONTRACT TO BE EXECUTED BETWEEN THE DEVELOPER AND SPENCER HILL SUPPLY CORPORATION AND FILED IN THE COUNTY OF QUADADLE, STATE OF TEXAS.
7. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY QUADADLE COUNTY ROAD AND BRIDGE DEPARTMENT AT THE TIME OF LOT DEVELOPMENT.
8. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED.
9. THE DISIP. DISPOSAL SYSTEMS RECOMMENDED FOR ALL LOTS ARE CONVENTIONAL OR AEROBIC SYSTEMS DEPENDING UPON REGISTERED SANITARIAN ANALYSIS AND DESIGN.
10. NO STRUCTURE SHALL BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM, UNTIL A SEPTIC PERMIT FOR THIS ON SITE SEWAGE FACILITY, IS OBTAINED FROM THE QUADADLE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
11. ALL LOTS WILL BE SUBJECT TO A FLOATING GUY WIRE EASEMENT 10' X 30' TO BE LOCATED BY GIS.
12. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
13. ALL EXISTING OVERHEAD ELECTRIC POWER LINES ARE TO HAVE A 15' ELECTRIC EASEMENT ON EACH SIDE OF THE POWER LINE. IN THE EVENT THAT THE EXISTING POWER POLES AND LINES ARE REMOVED, THIS EASEMENT WILL BE VOIDED OUT IN ITS ENTIRETY.

THIS PLAT OF JACKSON ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF QUADADLE COUNTY, TEXAS, WHO HEREBY APPROVES THAT THE PLAT CONFORMS TO THE SUBDIVISION REGULATIONS OF SAID COUNTY AND DOES HEREBY APPROVE SAID PLAT. DATED THIS 15th DAY OF MAY, 2016.

WILEY WYLER, COUNTY JUDGE
 JAMES S. SMITH, COUNTY CLERK
 JAMES S. SMITH, COUNTY CLERK
 JAMES S. SMITH, COUNTY CLERK
 JAMES S. SMITH, COUNTY CLERK

STATE OF TEXAS
 CITY OF SEGUIN, QUADADLE COUNTY
 I, JAMES S. SMITH, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS JACKSON ESTATES SUBDIVISION, COUNTY OF QUADADLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBSCRIBE PART OF BY LAND AS SHOWN, AND DEDICATE THE ROAD AND EASEMENTS FOR THE PURPOSE SHOWN HEREON.
 G. J. PETERSON, President
 CONCRETE CITY INVESTMENTS, LLC
 ADDRESS: 202 N. CAMP ST., SEGUIN, TX. 78155

STATE OF TEXAS
 CITY OF SEGUIN, QUADADLE COUNTY
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF MAY, 2016, BY
 JAMES S. SMITH, COUNTY CLERK OF THE STATE OF TEXAS
 JAMES S. SMITH, COUNTY CLERK

I, TERESA KIEL, COUNTY CLERK OF QUADADLE COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS OFFICE ON THIS 15th DAY OF MAY, 2016, AT 10:00 O'CLOCK, A.M. AND DAILY RECORDED IN VOLUME 806, PAGE 917 OF THE MAP AND PLAT RECORDS OF QUADADLE COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 15th DAY OF MAY, 2016.

Linda Easton
 COUNTY CLERK, QUADADLE COUNTY, TEXAS

STATE OF TEXAS
 CITY OF SEGUIN, QUADADLE COUNTY

THIS PLAT OF THE 50-NEIDER HILL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY QUADADLE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR QUADADLE VALLEY ELEC. COOPERATIVE

STATE OF TEXAS
 CITY OF SEGUIN, QUADADLE COUNTY

THIS PLAT OF THE 50-NEIDER HILL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY SPENCER HILL WATER SUPPLY CORP. FOR EASEMENTS.

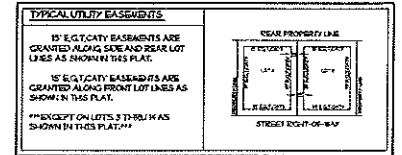
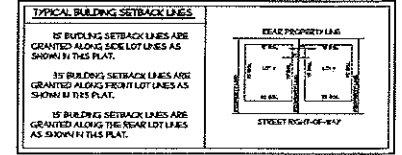
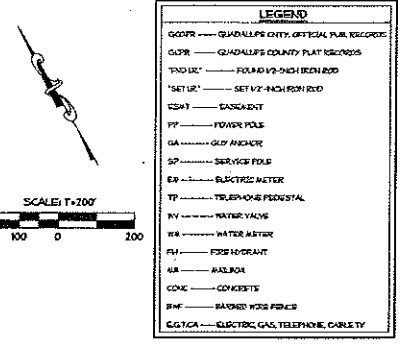
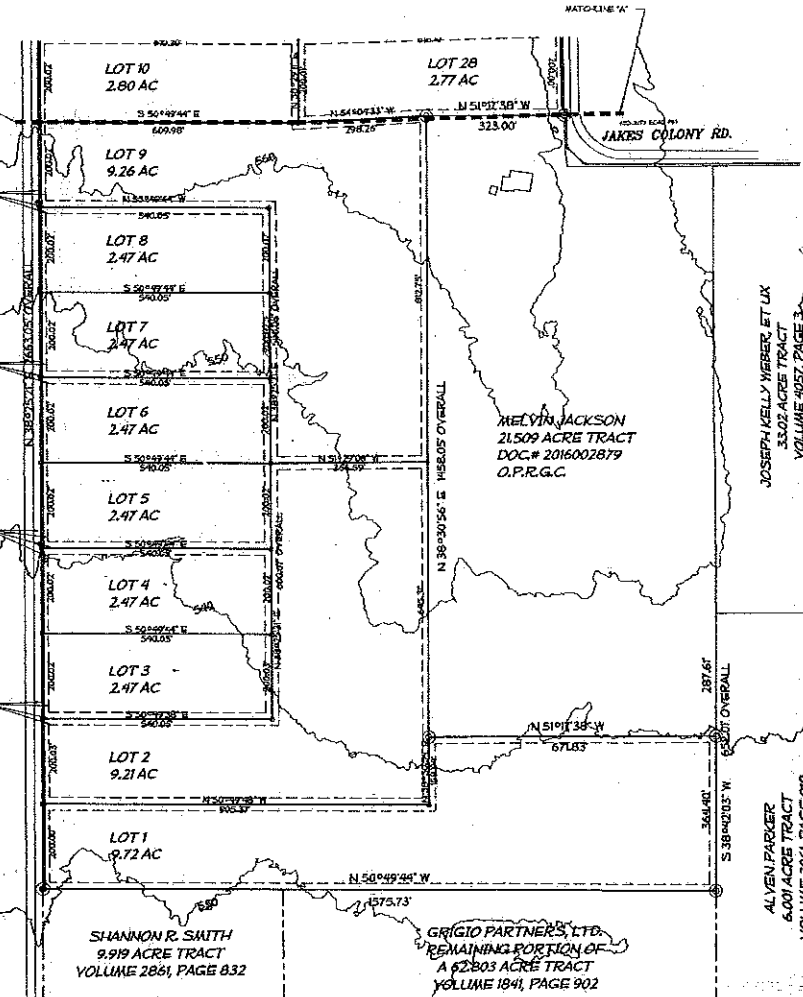
AGENT FOR SPENCER HILL WATER SUPPLY CORP.

STATE OF TEXAS
 COUNTY OF QUADADLE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN THE MATTERS OF STREETS, LOT AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THE PLAT ACCURATELY RESPECTS THE GENERAL LOCATION OF ALL SUCH FEATURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SEGUIN DEVELOPMENT REGULATIONS.

JAMES S. SMITH, P.E. 6576
 JEFFREY S. SMITH, P.E., 1876 NO. 10748

STATE OF TEXAS
 COUNTY OF QUADADLE
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY
 JAMES S. SMITH, P.E., 6576
 JEFFREY S. SMITH, P.E., 1876 NO. 10748



OWNER/DEVELOPER:
 CONCRETE CITY INVESTMENTS, LLC
 202 N. CAMP ST.
 SEGUIN, TX 78155

DEVELOPER:
 MR. A. ROBERT RAJTESCH - PRESIDENT & MEMBER

DEVELOPER:
 MR. DALE DYESS - V.P. & MEMBER

ENGINEER:
 JKS ENGINEERING CO., P.L.L.C.
 CIVIL CONSULTANTS - LAND PLANNERS
 70 BOX 1141 LA VERNA, TX 78121
 Form No. 13260 (2010) 478-6529

SURVEYOR:
 BERGER LAND SURVEYING
 122 ROSEWOOD DRIVE
 LA VERNA, TEXAS 78121-4756
 TEL. (830) 217-4228
 FAX (866) 506-2638
 TBPLS FIRM NO. 10171400