

RUTHERFORD WEST, SECTION 2

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, THAT WILSON FAMILY COMMUNITIES, INC., A DELAWARE CORPORATION, WITH ITS HOME ADDRESS AT 2700 VIA FORTUNA, SUITE 400, AUSTIN, TEXAS, 78746, OWNER OF APPROXIMATELY 45.0298 ACRES OF LAND OUT OF THE JUAN ARMEDENDARIS SURVEY No. S-1173, APPROXIMATELY 10.2295 ACRES OUT OF THE FREELOVE WOODY SURVEY No. 23, APPROXIMATELY 38.3854 ACRES OUT OF THE GREGORIO ESPARZA SURVEY No. D-762, APPROXIMATELY 8.2956 ACRES OUT OF THE THOMAS MOORE SURVEY No. 12 AND APPROXIMATELY 7.1933 ACRES OUT OF THE C. WILHELM SURVEY No. P-492, HAYS COUNTY, TEXAS, AS CONVEYED TO WFCRW, LLC, BY DEED DATED JULY 5, 2005, RECORDED IN VOLUME 2716, PAGE 456 AND BY DEED DATED JULY 5, 2005 RECORDED IN VOLUME 2716, PAGE 599, BOTH OF LAND OUT OF THE JUAN ARMEDENDARIS SURVEY No. S-1173, DO HEREBY SUBDIVIDE 109.1336 ACRES OF LAND OUT OF THE JUAN ARMEDENDARIS SURVEY No. S-1173, THE FREELOVE WOODY SURVEY No. 23, THE GREGORIO ESPARZA SURVEY No. D-762, THE THOMAS MOORE SURVEY No. 12 AND THE C. WILHELM SURVEY No. P-492, TO BE KNOWN AS "RUTHERFORD WEST, SECTION 2" SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

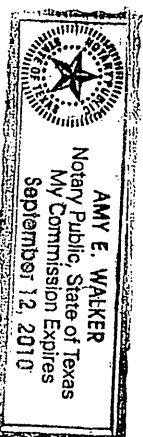
IN WITNESS WHEREOF THE SAID WILSON FAMILY COMMUNITIES, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT/CEO, CLARK N. WILSON, AND THEREUNTO DULY AUTHORIZED.

Clark N. Wilson
CLARK N. WILSON, PRESIDENT/CEO
WILSON FAMILY COMMUNITIES, INC., A DELAWARE CORPORATION
2700 VIA FORTUNA, SUITE 400
AUSTIN, TEXAS 78746

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLARK N. WILSON, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT/CEO OF WILSON FAMILY COMMUNITIES, 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 1st DAY OF June 2007 A.D.



Amy Walker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. THAT I PREPARED THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.1, 1230.2 AND 1230.3 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND EXTRATERRITORIAL JURISDICTION, AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS.

WITNESS MY HAND THIS THE 30th DAY OF May 2007

Tricia S. Toghiani
TRICIA S. TOGHIANI-ALTAMIRANO
REGISTERED PROFESSIONAL ENGINEER No. 62688
TRICIA ALTAMIRANO CONSULTING ENGINEERING INC.
1101 CAPITAL OF TEXAS HWY. SOUTH
BUILDING D, SUITE 210
AUSTIN, TEXAS 78746



GREENHAWE W.C.I.D. No. 2, AN APPROVED WATER SUPPLY SYSTEM, HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICE TO EACH LOT IN THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

Michael Kilgus
DATE May 30, 2007

SUBDIVISION PLAT NOTES:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.
3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Thomas L. Forrest
THOMAS L. FORREST, DIRECTOR
HAYS COUNTY ENVIRONMENTAL HEALTH
DATE 6/27/07

UTILITY NOTES:

1. WATER UTILITY SERVICES WILL BE PROVIDED BY THE GREENHAWE W.C.I.D. No. 2 OR STATE APPROVED SURFACE WATER SYSTEM. USE OF PRIVATE WELLS IS PROHIBITED ON ALL RESIDENTIAL LOTS.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
3. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY VERIZON COMMUNICATIONS.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE LIMITED TO THE USE OF CLASS 1 ON-SITE SEWAGE FACILITIES.

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS ACQUIFER RECHARGE ZONE.
4. LOTS ARE LIMITED TO THE USE OF CLASS 1 ON-SITE SEWAGE FACILITIES.
5. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
6. CONSERVATION/GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS RECORDED IN VOLUME 2918, PAGE 524 AND VOLUME 3159, PAGE 645 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY.
7. THIS FINAL PLAT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 6.11.12 AND 14 OF ORDINANCE No. 1230.1, 1230.2 AND 1230.3, THE CITY OF DRIPPING SPRINGS, TEXAS SUBDIVISION ORDINANCE.
8. 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 THE ROAD DEPARTMENT OF HAYS COUNTY AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY SUBDIVISION REGULATIONS.
9. TOTAL ACREAGE OF DEVELOPMENT: 109.1336 TOTAL ACREAGE OF LOTS: 102.2195
INTENDED USE OF LOTS: SINGLE FAMILY
TOTAL NUMBER OF LOTS: 57 AVERAGE SIZE OF LOTS: 1.7933
NUMBER OF LOTS: Greater than 10 acres 0 Larger than 5, less than 10 0
Between 2 & 5 acres 10 Between 1 & 2 acres 47
Less than an acre 0
10. ALL STREETS IN THIS SUBDIVISION SHALL BE PUBLIC, MAINTAINED BY HAYS COUNTY. IT IS UNDERSTOOD THAT HAYS COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS UNTIL SAME HAVE BEEN INSPECTED AND APPROVED BY THE COUNTY ROAD DEPARTMENT AND ACCEPTED BY THE COMMISSIONERS COURT.
11. DIRECT DRIVEWAY ACCESS PROHIBITED FOR LOT 1, BLOCK B TO F.M. 967. LOT 1, BLOCK B ACCESS IS RESTRICTED TO BRANGUS ROAD.
12. WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT SIZE OF 18 INCHES.
13. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
14. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FROM DRILLING INDIVIDUAL WATER WELLS.
15. NO OBJECTS, INCLUDING BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN THE GREENBELT AND DRAINAGE AREA. OWNERSHIP, MAINTENANCE AND RESTRICTIONS FOR THIS AREA ARE LOCATED IN A DOCUMENT RECORDED IN VOLUME 2918, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

THIS FINAL PLAT WAS APPROVED ON THE 9 DAY OF May 2006 AT THE CITY OF DRIPPING SPRINGS CITY COUNCIL.

MAYOR: *Todd Purcell*
TODD PURCELL
ATTEST: *Amanda Craig*
AMANDA CRAIG, CITY SECRETARY

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 OR 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 DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, AND THE COUNTY ASSUMES NO OBLIGATIONS TO BUILD STREET, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

STATE OF TEXAS)
COUNTY OF HAYS)

1. LINDA FRITSCHE, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 20th DAY OF June 2007, A.D., 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 INTO THE MINUTES OF SAID COURT IN BOOK 7, PAGE 100

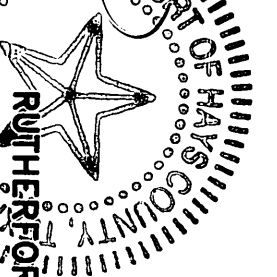
WITNESS MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF June, 2007.

Linda Fritsche
LINDA FRITSCHE, CLERK OF COUNTY
COMMISSIONERS COURT
HAYS COUNTY, TEXAS
DATE June 19, 2007 AT 10:00 O'CLOCK A.M. IN THE COUNTY OF HAYS



1. LINDA FRITSCHE, 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 20th DAY OF June 2007, AT 10:00 O'CLOCK A.M., AND DULY RECORDED ON THE 28th DAY OF June 2007, AT 10:00 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 19, PAGE 100-53

Linda Fritsche
LINDA FRITSCHE, COUNTY CLERK
HAYS COUNTY, TEXAS
Amanda Craig
AMANDA CRAIG, CITY SECRETARY



RUTHERFORD WEST, SECTION 2

CS&A		CAPITAL SURVEYING COMPANY	
Author: <i>Thomas L. Forrest</i>	Scale: N/A	Job No.: 05538.10	Sheet No.: 1 OF 5
Drawn By: WAK	Scale: N/A	Date: MAY 30, 2007	CRD #: 05538
Draining No.: 05538P1			