

26	215	58	208	87	159	119
27	149	59	106	88	160	120
28	126	60	121	89	264	121
29	108	61	147	90	259	121
30	113	62	145	91	225	122
31	248					

NOTES:

1. ALL RIGHTS-OF-WAY IN FAIRVIEW RANCH SHALL BE SIXTY (60) FEET WIDE UNLESS OTHERWISE SPECIFIED.
2. THE COUNTY OF REAL HAS GRANTED A VARIANCE FROM THE ROAD BUILDING REQUIREMENTS SET FORTH IN THE REGULATIONS GOVERNING SUBDIVISIONS IN REAL COUNTY, TEXAS, RELIEVING THE SUBDIVIDER FROM ANY OBLIGATION TO CONSTRUCT OR MAINTAIN ROADS IN FAIRVIEW RANCH.
3. ALL ACRESAGES SHOWN ON TRACTS IN FAIRVIEW RANCH INCLUDE PORTIONS OF SUCH TRACTS LYING AND BEING IN DEDICATED RIGHTS-OF-WAY.
4. WATER SUPPLY TO BE BY PRIVATE WELL.
5. SEWERAGE DISPOSAL TO BE BY INDIVIDUAL SEPTIC SYSTEMS WHICH SHALL BE SUBJECT TO PRIVATE SEWERAGE FACILITY REGULATIONS OF THE COUNTY OF REAL.
6. FAIRVIEW RANCH IS SUBJECT TO THE FOLLOWING EASEMENTS AND RIGHTS-OF-WAY IN ADDITION TO THOSE EASEMENTS AND RIGHTS-OF-WAY REFERENCED ON SUBSEQUENT PAGES OF THIS PLAT:
 - a. RIGHT-OF-WAY EASEMENT GIVEN BY A.G. MORRIS TO HUMBLE PIPELINE COMPANY AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8, PAGE 339, REAL COUNTY DEED RECORDS.
 - b. RIGHT-OF-WAY AGREEMENT BY AND BETWEEN MYRTLE S. BROWN, ET AL AND ATLANTIC PIPELINE COMPANY AS EVIDENCED BY INSTRUMENT RECORDED IN VOLUME 20, PAGE 599, REAL COUNTY DEED RECORDS.
 - c. RIGHT-OF-WAY AGREEMENT BY AND BETWEEN MYRTLE S. BROWN, ET AL AND ATLANTIC PIPELINE COMPANY AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 21, PAGE 107, REAL COUNTY DEED RECORDS.
 - d. RIGHT-OF-WAY EASEMENT GIVEN BY FANNIE M. BROWN TO HUMBLE PIPELINE COMPANY AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8, PAGE 384, REAL COUNTY DEED RECORDS.
 - e. PIPELINE EASEMENTS IN FAVOR OF LOWACA GATHERING COMPANY AS EVIDENCED BY INSTRUMENTS RECORDED IN VOLUME 31, PAGE 286 AND VOLUME 31, PAGE 289, REAL COUNTY DEED RECORDS.
 - f. THAT CERTAIN ROAD RIGHT-OF-WAY EASEMENT GRANTED BY FAIRVIEW VENTURE TO MAYFAIR MINERALS, INC., AS EVIDENCED IN INSTRUMENT DATED APRIL 9, 1989, AND RECORDED IN THE REAL COUNTY DEED RECORDS.
 - g. RIGHTS OF MORRIS AND BROWN AS GRANTED TO ROBERT F. WOODLEY, M.D., IN DEED DATED JUNE 2, 1989, EXECUTED BY FAIRVIEW VENTURE, WHICH DEED IS RECORDED IN THE REAL COUNTY DEED RECORDS.
 - h. RIGHT-OF-WAY TO KIMBLE ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 52, PAGE 278 OF THE REAL COUNTY DEED RECORDS.
7. NONE OF THE STREETS, ROADS, RIGHT-OF-WAYS, EASEMENTS, PARKS, DRAINING, OR WATERWAYS SHOWN ON THIS PLAT SHALL BE OPEN TO PUBLIC ACCESS EXCEPT TEXAS HIGHWAY 41. ACCORD TO SUCH STREETS, RIGHT-OF-WAYS, EASEMENTS, PARKS, DRAINING AND WATERWAYS (OTHER THAN TEXAS HIGHWAY 41) IS LIMITED TO PERSONS HAVING A LEGAL AND/OR EQUITABLE INTEREST IN LAND (SURFACE OR MINERALS) IN FAIRVIEW RANCH.
8. ALL VEHICLES AND/OR PERSONNEL OF THE UNITED STATES OF AMERICA, OR THE STATE OF TEXAS, OR THE COUNTY OF REAL, OR OF ANY MUNICIPALITY INTO WHICH FAIRVIEW RANCH MAY IN THE FUTURE BE INCORPORATED OR ANNEXED, OR OF ANY FIRE DEPARTMENT OR MEDICAL EMERGENCY SERVICE, OR ANY UTILITY COMPANY, WHEN ON OFFICIAL BUSINESS, MAY USE ANY OF THE STREETS, ROADS OR ALLEYS SHOWN ON THIS PLAT.

THE STATE OF **C**
COUNTY OF **H**

The owner of hereto, in pe benefit of the forever, easer thereon shown that such sti open to publi

THE PROSPECT
By: _____
Title: **S**

THE STATE OF
COUNTY OF

Before me,
R. M. Johnson
to the fore
same for the
city therein

Given under
My commission

Patricia J
Notary Public
PATRICIA

I, Paul L. Bu
hereby cert
supervision
practicing
shown herec
fied by me
were obtai
certified t

Paul L. Bu
Paul L. Bu
R.P.E. No.
R.P.S. No.
APRIL 20,

F

and agreed that perpetual easements are reserved for n and maintenance of utilities and all necessary apurtenant- ether installed in the air, upon the surface or underground, in ten feet (10') of the rear, front, and side lines of or tracts and in the streets, alleys, boulevards, lanes, his subdivision, and ten feet (10') along the outer bounda- reets, alleys, boulevards lanes, and roads where subdivision of individual tracts are deeded to the center line of the ing shall be placed or permitted to remain within the ease- ch may damage or interfere with the installation and mainte- ties. The easement area of each lot and all improvements ll be maintained by the owner of the lot, except for those hich an authority or utility company is responsible. ies or their employees shall have all of the rights and ssary or convenient for the full enjoyment of the rights d, including but not limited to the free right of ingress from the right of way and easement, and the right from time ut all trees, undergrowth and other obstructions that may or interfere with the operation of said utility facilities. rights herein reserved include the privilege of anchoring cables or other devices outside said easement when deemed the utility to support equipment within said easement and install wires and/or cables over some portions of said lots not within said easement so long as such items do not prevent ion of buildings on any of the lots and/or tracts of this

ments are sixty (60') feet in width unless otherwise noted.