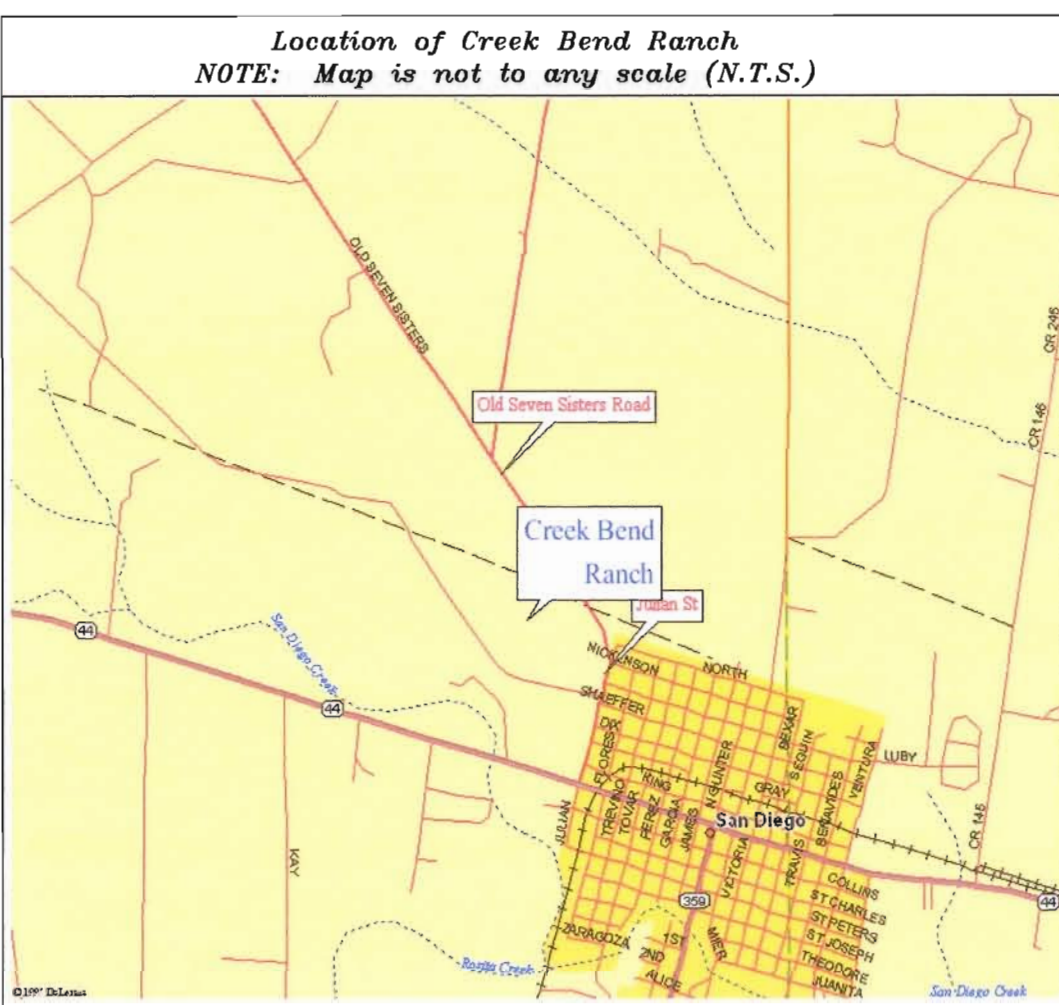


# SUBDIVISION PLAT OF Creek Bend Ranch

A SUBDIVISION CONTAINING 216.89 ACRES OF LAND, MORE OR LESS, IN DUVAL COUNTY, TEXAS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, AND BEING A SOUTHERLY PORTION OF THAT LAND CALLED "2216.0 ACRES" AND DESCRIBED IN A DEED TO RANCH ENTERPRISES, LTD FILED OF RECORD IN VOLUME 508, PAGE 414 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS, AND IN VOLUME 1084, PAGE 837 OF THE OFFICIAL PUBLIC RECORDS OF JIM WELLS, COUNTY, TEXAS.



### WATER NOT PROVIDED TO TRACTS

NOTICE: Water Will Not Be Provided To Tracts in Subdivision. Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots or the owners of the tracts or lots in the Creek Bend Ranch subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within the subdivision.

### SEWAGE AND WASTE FACILITIES

All sewage and waste facilities existing or to be installed or constructed within the subdivision shall comply with all applicable laws, rules, regulations, Court provisions and requirements as presently exist or as may hereafter be adopted. Prior to the installation of any septic system a permit must be obtained from the County.

### ROADS AND STREETS

COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets, alleys, ditches, bridges, culverts or any other such facilities within this subdivision may be dedicated to the use of the owners of the land in Creek Bend Ranch but shall not be dedicated to public use.

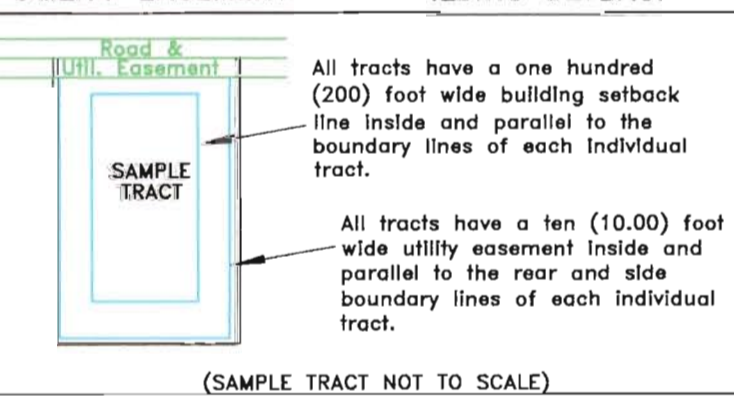
Duval County shall never be obliged or obligated in any way to construct roads, streets, alleys, ditches, bridges, culverts or any other such facility within the subdivision, or to maintain or repair the same, nor shall the County ever be obliged or obligated to construct, maintain or repair any non-County roads which provide access to the subdivision.

The approval of the County regarding the filing of Creek Bend Ranch subdivision, shown and platted hereon, shall not be construed as acceptance of any obligation whatever on the part of the County for the maintenance or repair of roads or streets or other such facilities within this subdivision, whether by implication or otherwise. And purchasers of tracts of land within any such subdivision shall be deemed to have had actual notice of this provision prior to purchase.

### ROAD AND EASEMENT NOTATIONS:

- All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except as otherwise noted. Owners of the tracts adjoining said roads own property to the centerline of said roads and must reserve a thirty (30.00) foot wide strip from the center line of the road easement for the benefit of the land owners in this subdivision and Developer, its successors and assigns, for road purposes.
- The road easements platted hereon are to remain private roads for the sole use and benefit of Creek Bend Ranch subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced hereon.
- Said road easements are hereby dedicated as utility easements and a ten (10.00) foot wide strip of land for utility purposes, is reserved along and parallel to the rear and side property lines of all tracts or lots within the subdivision for the benefit of the owners of said tracts or lots, their heirs, successors, personal representatives, and assigns, forever, and which easements on every tract or lot may be used for utility service purposes to benefit any or all other tracts or lots and shall include the right of ingress and egress for construction, installation and maintenance, without limitation, of all types of utility services, and during periods of emergency or of repair, maintenance or construction, such additional widths of easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete repairs, maintenance or construction or to address an emergency.

### UTILITY EASEMENT AND BUILDING SETBACK



### RESTRICTION NOTATION

ALL TRACTS OF THE CREEK BEND RANCH SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS.

ALL TRACTS OF THE CREEK BEND RANCH SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF KERR  
I, the developer and owner of the land identified by abstract numbers recorded in the volume & page numbers shown on this plat, and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledge that this plat was made from a current survey performed on the ground and that it is intended that the land will be subdivided as indicated on the plat. No portion of the land within the subdivision is to be dedicated to public use. I further represent that no liens, other than valid purchase money liens, affecting the land to be subdivided are in effect or of record, including, but not limited to, judgment, tax and mechanics' and material men's liens, liens or bankruptcy notices.

**RANCH ENTERPRISES, LTD.**  
Reginald A. Tuck  
Vice-President and member of Southern Land Development, LLC  
the General Partner of Ranch Enterprises, Ltd.  
a Texas Limited Partnership,  
1001 Water Street, Suite B200  
Kerrville, Texas 76028  
(830)257-5559/257-7692 Fax

STATE OF TEXAS  
COUNTY OF KERR  
This instrument was acknowledged before me on the 10th day of April, 2012, by REGINALD A. TUCK, Vice-President of Southern Land Development, LLC, General Partner of Ranch Enterprises, Ltd., a Texas Limited Partnership, d/b/a Creek Bend Ranch on behalf of said Limited Partnership.

*Paula L. Barcelo*  
Paula L. Barcelo  
Notary Public in & for the State of Texas  
My Commission Expires: 08/18/2012

STATE OF TEXAS  
COUNTY OF DUVAL  
This Final Plat of CREEK BEND RANCH subdivision was Reviewed & Approved on this 10th day of April, 2012.

*Paula L. Barcelo*  
Paula L. Barcelo  
Notary Public in & for the State of Texas  
My Commission Expires: 08/18/2012

STATE OF TEXAS  
COUNTY OF DUVAL  
This Final Plat of CREEK BEND RANCH was filed for record on the 10th day of April, 2012 at 10:47 o'clock A.M. in Cabinet 2 at Envelope 38A of the Plat Records of Duval County, Texas.

*Stacy L. Little*  
Stacy L. Little  
DUVAL COUNTY CLERK

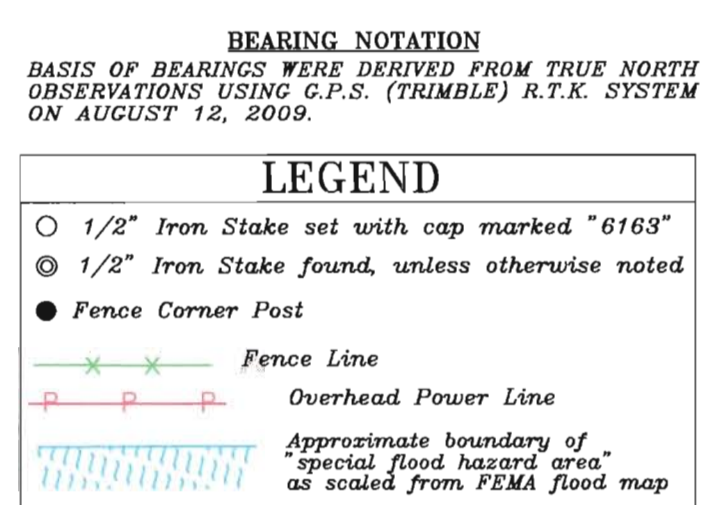
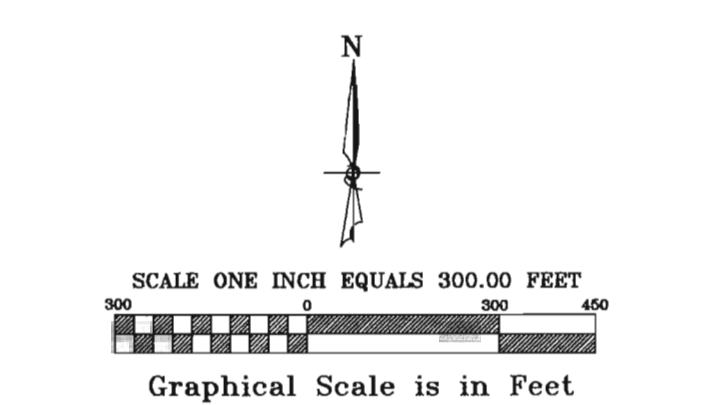
STATE OF TEXAS  
COUNTY OF DUVAL  
KNOW ALL MEN BY THESE PRESENTS:  
This Final Plat of CREEK BEND RANCH was filed for record on the 10th day of April, 2012 at 10:47 o'clock A.M. in Cabinet 2 at Envelope 38A of the Plat Records of Duval County, Texas.

*Stacy L. Little*  
Stacy L. Little  
DUVAL COUNTY CLERK

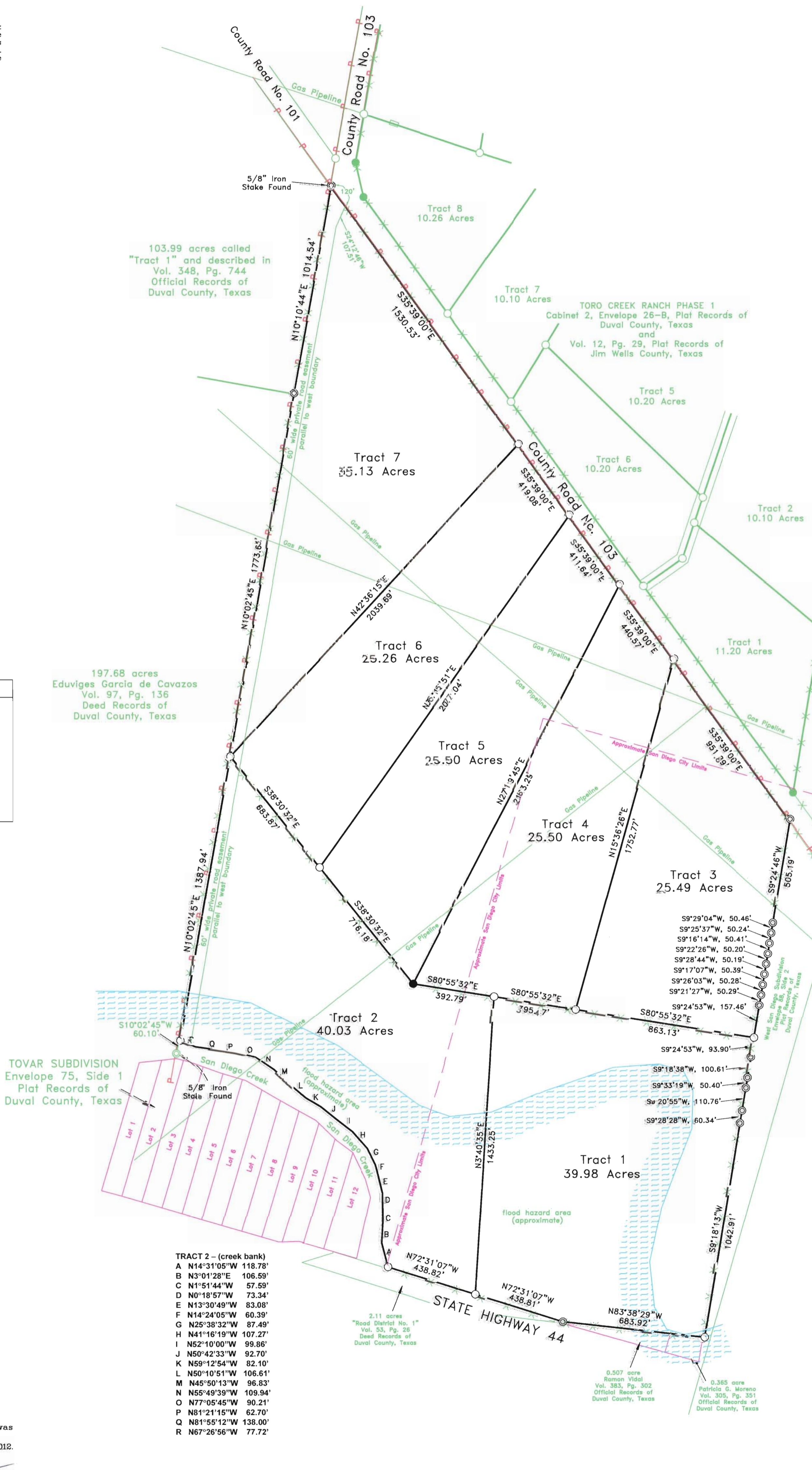
STATE OF TEXAS  
COUNTY OF DUVAL  
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*Stacy L. Little*  
Stacy L. Little  
DUVAL COUNTY CLERK

IMPORTANT NOTICE: THE PROPERTY YOU ARE BUYING MAY BE IN THE CITY LIMITS AND/OR THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN DIEGO. THE CITY OF SAN DIEGO WILL NOT BE PROVIDING CITY SERVICES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, SEWER, PAVING, AND GUTTERS FOR ROADS) TO THE PROPERTY. THE CITY OF SAN DIEGO HAS NO PLANS TO EXPAND THE CITY LIMITS TO INCLUDE THE PROPERTY. THE DEVELOPER HAS NO PLANS TO PROVIDE SERVICES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, SEWER, PAVING, AND GUTTERS FOR ROADS) TO THE PROPERTY. THE PROPERTY IS SOLD "AS IS", "WITH ALL FAULTS WITHOUT UTILITIES OR SERVICES".



**NOTES:**  
Roads shown hereon shall be PRIVATE road easements sixty (60) feet in width, thirty (30) feet either side of centerline.  
All cul-de-sacs shown hereon shall have a radius of sixty (60) feet.  
This plat was completed without benefit of a current title commitment. This property may be affected by easements or other matters of record in the Official Records of Duval County, Texas.



**CERTIFICATION BY ADMINISTRATOR OF ON-SITE SEWAGE FACILITIES**  
I hereby certify that this proposed subdivision is subject to complying with the rules and regulations of the State of Texas and Duval County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 307AC, Chapter 285, OSSF Rules.  
Dated this 10th day of April, 2012.  
*Edel Alon*  
Designated Representative for Duval County OSSF

**FLOOD PLAIN INFORMATION**  
Approximate location of "special flood hazard area" shown on this plat was scaled from "Zone A" as shown on FIRM Map Duval County, Texas (Unincorporated Areas), Panel Number 480202-0009A Effective Date May 1, 1987 - base flood elevations have not been determined. The land shown in the "flood hazard area" lies within the areas referred to as "Zone A" on said FIRM maps. For additional information contact the County Flood Plain Administrator.

**CERTIFICATION BY FLOOD PLAIN ADMINISTRATOR**  
I have reviewed and acknowledged the foregoing statement as applicable to the Duval County Flood Prevention Order.  
Dated this 10th day of April, 2012.  
*Stacy L. Little*  
Flood Plain Administrator for Duval County

**NOTICE:** If a Lot owner desires to place a structure in a flood hazard area as shown on this plat of CREEK BEND RANCH, they must obtain a Flood Development Permit from the Flood Plain Administrator for Duval County and conform to the requirements of the Flood Damage Prevention Court Order for Duval County, adopted February 11, 2011.

**SOUTH GEOMATICS**  
Land Surveying & Mapping  
P.O. Box 144, Callham, Texas 78007  
(361) 440-0327  
Stacy L. Little, R.P.L.S. #6163  
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