FINAL PLAT OF Mesquite Springs Ranch A SUBDIVISION CONTAINING 826.45 ACRES OF LAND, MORE OR LESS, IN MENARD COUNTY, TEXAS, BEING THAT SAME LAND DESCRIBED IN A DEED TO MESQUITE SPRINGS JOINT VENTURE FOUND OF RECORD IN VOLUME 242, PAGE 436 OF THE OFFICIAL PUBLIC RECORDS OF MENARD COUNTY, TEXAS, AND BEING PORTIONS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW: SCALE 1"=400' (Patent acreages are approximate) LEGEND Location of Mesquite Springs Ranch - 1.81 ACRES OF THE W. J. WILKINSON SURVEY NO. 44, ABSTRACT NO. 1151 NOTE: Map is not to any scale (N.T.S.) - 103.90 ACRES OF THE BEATY SEALE AND FORWOOD SURVEY NO. 43, ABSTRACT NO. 152 - 176.99 ACRES OF THE T. & N. O. R.R. CO. SURVEY NO. 27, ABSTRACT NO. 1202 • 1/2" Iron Stakes with cap marked "LITTLE 6163" set at all lot corners & right-of-way offsets. All lot corners in the centerline of the roads are marked with mag spike hubs 12.96 ACRES OF THE L. LEMIN SURVEY NO. 28, ABSTRACT NO. 1702 Basis of Bearings with washers stamped "LITTLE 6163". - 525.11 ACRES OF THE W. J. WILKINSON SURVEY NO. 44, ABSTRACT NO. 1737 Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 Texas Central Zone, made on O Iron Stake found - 5.68 ACRES OF THE T. & N. O. R.R. CO. SURVEY NO. 23, ABSTRACT NO. 756 O Fence Corner Post found September 16th, 2013 (Note: Patent acreages shown in parenthesis) 3" diameter metal fence post Surveyor's Note: No Survey was made to reestablish Patent Survey Lines and or Corners. Those shown hereon are Drainage or creekbed Fence Line Note : All visible and/or apparent Overhead Power Line easements and encroachments that were locatable on the ground have been shown on this plat. Always use the Texas One Call System or www.texas811.org, before performing Apparent underground telephone cable Patent / Survey Line Eddie Lee Nixon, et ux J. H. Gibson Water Well 670.69 acres Survey No. 53 Vol. 111, Pg. 72 Deed Records of A - 341Menard County, Texas-W. Wilkinson Zimmerman fnd. 1/2" I.S. Survey No. 219 SEWAGE AND WASTE FACILITIES 1.00 acre under title but outside of fence SE 7-14'29"E Survey No. 1548 with cap marked "Raybuck 5666" All sewage and waste facilities existing or to be installed A - 1144or 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. 100 11- 20-L 1x+7 58' N00°03'39"W~ 15.61' 12" diam, treated S0°09'18"W WATER NOT PROVIDED TO TRACTS Lot 11 16.05 acres NOTICE: Water will not be provided to tracts in the subdivision. (1.46 acres) 16.05 acres Neither the owner, developer, nor subdivider intends to provide Lot 27 a supply of running water to the tracts or lots or owners of the tracts or lots in this subdivision. This limitation does not 15.84 acres Lot 10 the tracts or lots in this subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within the subdivision, nor does it modify or otherwise affect existing water supply facilities, for example, windmills, water tanks, troughs, pipelines, or the rights corresponding therefo. Neither the owner, developer, subdivider, nor Menard County guarantees the availability, depth, or amount of subsurface water on individual tracts or lots within this subdivision. 16.06 acres FLOOD PLAIN INFORMATION S89\*50'57"W N89°50'57"E 1017.55 The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainages or creekbeds on this plat may be subject to flooding. 960.09 S00°05'24"W (14.60 acres) 45°00'00"W N89'50'57"E S45'00'00"E Lot 13 Lot 26 GENERAL NOTICES NO HUNTING FROM ROADS 946.49 15.06 acres 15.06 acres 1) 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. Owners 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 Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the roads shown on this plat, and this prohibition may be enforced 000 (1.12 acres) MESQUITE LOOP N'39'58'05"W Lot 28 7 by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM A PUBLIC ROAD MAY BE 89°38'38"W N89"50"57"E 1102.29 1105.69 the Developer, its successors and assigns, for road 16.06 acres Edward L. Mears III Vol. 111, Pg. 71 Deed Records 75 Menard County, 1 ...as RESTRICTION NOTATION 225.04 The road easements platted hereon are to remain private (14.94 acres) ALL TRACTS OF THE MESQUITE SPRINGS RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF roads for the sole use and benefit of Mesquite Springs 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. These private roads HAVE NOT BEEN AND WILL NEVER Lot 25 Lot 14 15.06 gcres 15.06 acres N89\*59'03"W S00°05'24"W 945.64 ALL TRACTS OF THE MESQUITE SPRINGS RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS be dedicated to public use, and Menard County is not ... Q. ... Q. ... E S89'28'46"W (0.97 gcre) responsible for the maintenance of said roads. 15.83 acres 1102.32 1105.69\* 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 MESQUITE LOOP Lot 8 16.06 acres 6" diam. cedar 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 Lot 15 Lot 24 1042.25 15.06 acres 15.06 acres S00°16'41"W (15.09 acres) / 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. 244.47'-Brandi Lee Bradford \$00°05'24"W 34.05' 1428.58 acres yol. 238, Pg. 92 189°49'00"W S89"17" 7" / 189\*50'57"E 74.28 Lot 30 Official Public Records of 1102.36\* W. 1105.69" 15.83 acres Wilkinson Menard County, Texas (0.81 acre) (Fourth Tr. / 539.54 Ac. Survey No. 44 Blocking the flow of water or construction improvements in drainage areas, easements, and filling or obstruction of the floodway is prohibited. A - 1737Lot 16 Lot 23 - 12-31 - a-E Lot 7 15.06 acres 15.06 acres 5) The existing creeks or drainage channels traversing the subdivision will remain as open channels and will be maintained by the individual owners of the tract or tracts that are traversed by or adjacent to the drainage courses along or across said tract or tracts. 16.06 acres 1040.50 N00°05'24"E 239.99 apparent underground elephone cable 189°50'57"F (15.25 acres) 102.41 1105.69 Menard County shall not be responsible for the maintenance and operation of said drainage ways for the control of Lot 31 S00'05'24"W-112.02 15.83 acres 941.86 (0.64 acre) Menard County shall not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flood conditions. Lot 17 Lot 22 15.06 acres 15.06 acres -384 35, 4"E W. Wilkinson 1038.76 16.07 acres 189°50'5; "E Survey No. 44 UTILITY EASEMENT AND BUILDING SETBACK S88\*59\*12"W 1105.69 1102.46 A - 1737S00'05'24"W 265.47' (15.43 gare) S00°24'34"W All tracts have a one hundred fence post Lot 32 (100) foot wide building setback 15.83 acres 589\*52'28"E line inside and parallel to the Lot 18 Lot 21 boundary lines of each individual 938.84 15.06 acres 15.06 acres MESQUITE LOOP S00°05'24"W All tracts have a ten (10.00) foot (0.45 acre) wide utility easement inside and 1037.01 N13'09'13"E. ובייל שובים parallel to the rear and side S88\*52'00"V boundary lines of each individual 1105.69" 1117.90 16.06 acres N13'09'13"E (SAMPLE TRACT NOT TO SCALE) 156.13 N17°36'09"W (15.61 acre) Lot 33 3" diam. cedar 15.83 acres 15.07 ccres 15.04 acres fence post N89°52'37"W N00°05'24"E 934.68 267.36 lankes Robert McKinney III and (0.23 acre) -36-4E 5L M SROW THE HIN .Y Madelaine Alice McKinney Smith 89°03'34"V W. Wilkinson 538.75 acres 1035.36 N00°03'39" 35.43 483.03 412.84 537.94 \$45°00'00"W Vol. 226, Pg. 678 Survey No. 44 120.00 fficial Public Records of MESQUITE (15.47 acre) Menard County, Texas A - 1151LOOP 6.06 acres Lot 34 Lot 2 WADDELL LAN 15.86 icres 16.06 acres (15.83 acres) 16.06 acres 16.06 acres N59'19'00"W 8" diam. cedar N89'35'49"W fence post diam. treated N89°35'49"W 6" diam, cedar fence post N89\*35'49"W N89°35'49"W fence post \$87°23'07"FE S30°41'00"W S87"23"07"E 1 FX+2090 S87°23'07"E 589\*32'38" 674 41 280. 2 8" dlam, cedar 680.95 698.07 16" diam. Live Oak brs. 1,8" diam. Live Oak brs. (1.02 acres) (0.62 acre) (0.17 acre) 89.32' 36W (18.20 acres) S71°17'36"W 27.13" \$59\*58'21"W 27.06' Brandi Lee Bradford N59°19'00"W 524.1.2 1428.58 acres 45.79 (county road) Vol. 238, Pg. 92 Official Public Records o Lot 40 Lot 35 Lot 39 (Second Tr. - 110.57 Ac.) Menard County, Texas Lot 38 20.91 acr 35 22.45 acres 21.10 acres 20.90 acres 20.50 20.90 acres acres (Fifth Tr. - 557.41 Ac.) Lot 48 L. Lemin (19.89 ucres) (20.48 acre) (17.06 acres) 21.16 acres 0 Survey No. 28 Beaty, Seale N.O. R.R. Co ale 22 MESQUITE A - 1702Survey No. 43 Survey No. 27 DRIVE A - 152N15°48'12' A - 1202S 207.08 Z N00°06'21"E MESQUITE \$89°31'37"W 296.17 0.25 acre under fence but not S76°13'51"W DRIVE 232.44 S00 05'24"W 999.76 S89'31'37"V 8 300. 15 373.31 S45'00'00"W 384.32 Cynthia Jane Krouskup N79'10'22"W 1319.73 acres 272.81 220.46 272.54 Old water well Vol. 238, Pg. 95 STATE OF TEXAS Official Public Records of COUNTY OF KERR Menard County, Texas FOR SALE (4.35 Lot 47 the developer and owner of the land identified by (Seventh Tr. - 209.43 Ac.) abstract numbers recorded in the volume & page numbers shown 21.16 acres on this plat, and whose name is subscribed hereto, in Lot 41 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. Lot 42 21.14 acres 20.98 acres (21.15 acres) Lot 43 Lot 45 21.16 acres 21.16 acres 21.16 acres further represent that no liens, other than valid purchase Lot 46 money llens, affecting the land to be subdivided are in effect or of record, including, but not limited to, judgment, tax and 0.12 acre under title but outside 21.16 acres mechanics' and material notices. N87°47'23"W mans' liens, ils pendens or bankruptcy N87°47'23"W N87°47'23"W 881.98' 847 08' MESQUITE SPRINGS JOHT VENTURE 81 '3'28"W N0°18'30"E 228.27' Reginala A. Tuck Vice-President and member of Reginald A. Tuck 0.60 acre under fence but not under title 0.66 acr under fence but not under title Southern Land Developement, LLC the General Partner of Mesquite Springs Joint Venture a Texas Limited Partnership. S88°13'28"W (0.01 acre) N2\*30'12"W 42.05' S88'13'28"W 585° 13'28"W 649.29 S88\*13'28"W 1001 Water Street, Suite B200 Kerrville, Texas 78028 (830)257-5559/257-7692 Fax Remainder of 178 acres - W. J. Wilkinson - Vol 49 Pa 299 diam. cedar Deed Records of Menard County, Texas fence post STATE OF TEXAS MAGAN LYLE tary Public, State of Texas My Commission Expires Louise Jennings & J.W. Jennings June 12, 2016 Tract 2D: called 129.8 acres Vol. 212, Pg. 191 Official Public Records of Louise Jennings & J.W. Jennings Tract 2E: called 142 acres Menard County, Texas Vol. 212, Pg. 191 Official Public Records of Menard County, Texas Certification Note ; Original Copies have inked seal with the signature in blue ink and have an embossed seal overlapping the inked seal, signature & certification. STATE OF TEXAS COUNTY OF MENARD KNOW ALL MEN BY THESE PRESENTS: NOTE: The survey drawing and all NOTE: The survey drawing and all accompanying documents are the property of South Texas Geomatics & Stacy L. Little, R.P.L.S. and may not be used for any purpose unless paid for at or before the scheduled closing. Any use of the survey drawing and any accompanying documents shall be considered a theft of services and dealt with accordingly. ANN KOTHMANN Clerk of the County Court in and for STATE OF TEXAS COUNTY OF MCMULLEN Menard County, Texas, do hereby certify that this plat of I hereby certify that this plat is an accurate representation of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent MESQUITE SPRINGS RANCH, dated the easements or encroachments, except as shown hereon. Dated this the day of MARCH 2014, with its certificate of authentication was filed for record in my office on the STATE OF TEXAS Menard County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_ COUNTY OF MENARD GEOMATICS This plat of MESQUITE SPRINGS RANCH was approved Land Surveying & Mapping Witness my hand and seal of office, at Menard, Texas, by the Commissioner's Court of Menard County, Texas, this the day of Market, 2014. the date last above written. Texas Firm No. 10186900 Stacy L. Little | R.P.L.S. No. 6163 P.O. Box 144 | Calliham | Texas 78007 southtexasgeo@gmail.com County Judge of County Clerk (361) 449-0327 Menard County, Texas Menard County, Texas © 2014, South Texas Geomatics All Rights Reserved R.P.L.S. N J.O. # 20140007