

SUBDISION PLAT OF Toro Creek Ranch Phase 2

A SUBDIVISION CONTAINING 712.48 ACRES OF LAND, MORE OR LESS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, ABSTRACT NO. 155, IN DUVAL COUNTY AND JIM WELLS COUNTY, TEXAS, LOCATED NORTH OF THE CITY OF SAN DIEGO, DUVAL COUNTY, TEXAS, AND BEING A 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 PUBLIC RECORDS OF DUVAL COUNTY, TEXAS, AND IN VOLUME 1084, PAGE 837 OF THE OFFICIAL PUBLIC RECORDS OF JIM WELLS COUNTY, TEXAS.

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 TORO CREEK RANCH PHASE 2 but shall not be dedicated to public use.

Neither Duval nor Jim Wells County shall ever be obliged or obligated in any way to construct roads, streets, alleys, ditches, bridges, culverts or any other such facilities 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 filling of TORO CREEK RANCH PHASE 2 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 Toro Creek Ranch Phase 2 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 public utility easement is reserved along the side and rear lot lines of all tracts of the Toro Creek Ranch Phase 2 subdivision for the benefit of the owners of tracts within the subdivision and Developer, its successors and assigns.

UTILITY EASEMENT AND BUILDING SETBACK

All tracts have a ten (10.00) foot wide utility easement inside and parallel to the boundary lines of each individual tract.

All tracts have a one hundred (100) foot wide building setback line inside and parallel to the boundary lines of each individual tract.

(SAMPLE TRACT NOT TO SCALE)

RESTRICTION NOTATION

ALL TRACTS OF THE TORO CREEK RANCH PHASE 2 SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY AND JIM WELLS COUNTY, TEXAS.

ALL TRACTS OF THE TORO CREEK RANCH PHASE 2 SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY AND JIM WELLS 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, its pendens or bankruptcy notices.

Reginald A. Tuck
RANCH ENTERPRISES, LTD.
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 78028
(830)257-5559/257-7692 Fax

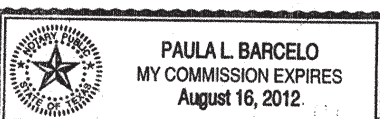
STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on the 14th day of February, 2011, by REGINALD A. TUCK, Vice-President of Southern Land Development LLC, General Partner of Ranch Enterprises, Ltd., a Texas Limited Partnership, d/b/a Toro Creek Ranch on behalf of said Limited Partnership.

Paula L. Barcelo

Notary Public in & for the State of Texas
My Commission Expires on August 16, 2012.



STATE OF TEXAS

COUNTY OF DUVAL

This Final Plat of Toro Creek Ranch Phase 2 subdivision was Reviewed & Approved on this the 14 day of Feb., 2011.

Andres Garcia
DUVAL COUNTY JUDGE

STATE OF TEXAS

COUNTY OF DUVAL

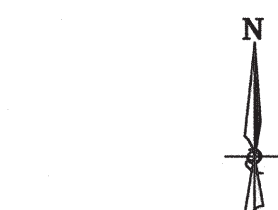
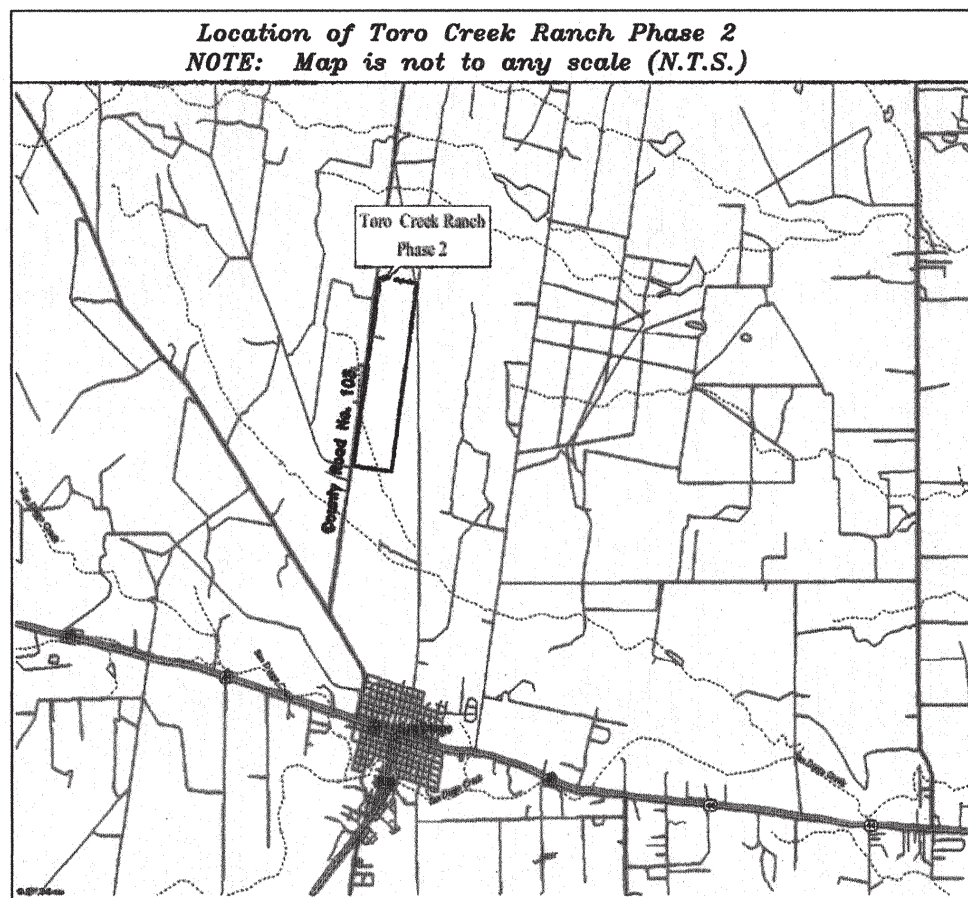
KNOW ALL MEN BY THESE PRESENTS:

This Final Plat of Toro Creek Ranch Phase 2 was filed for record on the 14 day of February, 2011

at 12:10 O'clock P.M. in Volume 2 at 2011

Page 273 of the Plat Records of Duval County.

Texas.
Rodney W. Little
DUVAL COUNTY CLERK



Graphical Scale is in Feet

BEARING NOTATION

BASIS OF BEARINGS WERE DERIVED FROM TRUE NORTH OBSERVATIONS USING G.P.S. (TRIMBLE) R.T.K. SYSTEM ON AUGUST 12, 2009.

LEGEND

- Iron Stake set with cap marked "4394"
- Iron Stake found
- Fence Corner Post
- Fence Line
- Overhead Power Line
- Approximate boundary of special flood hazard area as scaled from FEMA flood map

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, and/or Jim Wells County, Texas.

129 acres
Ernesto Everett, Jr.
Vol. 100, Pg. 193
Deed Records of
Duval County, Texas

40.61 acres
Isabel G. de Garcia
Vol. 137, Pg. 232
Official Records of
Duval County, Texas

Remainder of 329.645 acres
Horacio Garcia
Vol. 143, Pg. 41
Deed Records of
Duval County, Texas

4 A's Subdivision
Envelope 57, Side B
Plat Records of
Duval County, Texas

7.22 acres
Ernesto Everett, Jr.
Vol. 568, Pg. 568
Deed Records of
Duval County, Texas

FILED FOR RECORD
AT 12:00 O'CLOCK P.M.
FEB 14 2011

RECORDS & CLERK
DUVAL COUNTY, TEXAS

RODNEY W. LITTLE ~ LAND SURVEYING & MAPPING ~ P.O. BOX 1593 ~ MEDINA, TEXAS 78055 ~ 830-589-2982