

SUBDIVISION PLAT OF Live Oak Creek Ranch

1085.99 acres of land, more or less, comprised of 753.48 acres, more or less, in Concho County, Texas, and 332.51 acres, more or less, in Menard County, Texas, said 1085.99 acres being a portion of that called 1386.83 acres conveyed to Mesquite Springs Joint Venture in deeds recorded in Book 263, Page 594, Official Public Records of Concho County, Texas and in Volume 245, Page 389, Official Public Records of Menard County, Texas, and being portions of original patent surveys as set forth below.

(Patent acreages are approximate)

9.69 ACRES OF M. KIMLEY SURVEY NO. 2, ABST. 1608 - CONCHO COUNTY
33.95 ACRES OF M. KIMLEY SURVEY NO. 2, ABST. 1182 - MENARD COUNTY
298.56 ACRES OF THOMAS GREEN SURVEY NO. 1, ABST. 1354 - MENARD COUNTY
134.47 ACRES OF J. F. SMITH SURVEY NO. 1, ABST. 1615 - CONCHO COUNTY
202.60 ACRES OF MICHAEL HUGHES SURVEY NO. 114, ABST. 1847 - CONCHO COUNTY
155.63 ACRES OF MICHAEL HUGHES SURVEY NO. 76, ABST. 1804 - CONCHO COUNTY
251.08 ACRES OF MICHAEL HUGHES SURVEY NO. 2, ABST. 1731 - CONCHO COUNTY

WATER NOT PROVIDED TO TRACTS
NOTICE: Water will not be provided to tracts in the subdivision. Neither the owner, developer, nor subdivider intends to provide a supply of water to any of the tracts or lots in the subdivision or the tracts or lots in this subdivision. This limitation does not affect the water rights pertaining to the lands or waters on or within the subdivision which do not directly or otherwise affect existing water supply facilities, for example, windmills, water tanks, troughs, or tanks. The water rights of the lands or waters within the owner, developer, subdivider, nor the water county guarantees the availability, depth, or amount of subsurface water on individual lots or tracts within the subdivision.

GENERAL NOTICES

- 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 shown, owners of the lots or tracts are entitled to the use of the right-of-way of said roads. Owners must reserve a thirty (30.00) foot wide strip from the center line of their road easement for the benefit of the other owners of lots or tracts within the tract. The Developer, its successors and assigns, for road purposes, the right-of-way of the center line of the road easement to be used in common with the Developer, its successors, and assigns. Developer reserves the right at a future date to dedicate the road easements to third parties for ingress and egress to and from the third parties property.
- 2) The road easements platted herein are to remain private roads for the sole use and benefit of the Live Oak Creek Ranch subdivision property owners and Developers, its successors and assigns, for the purpose of ingress and egress to and from the property within the subdivision. These private roads HAVE NOT BEEN AND WILL NEVER BE dedicated to public use. The County is not responsible for the maintenance of said roads.
- 3) 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 within the subdivision. The owners of the lots or tracts of the subdivision, their heirs, successors, personal representatives, and assigns, forever, have the right to use the said utility easements for utility service purposes to benefit any or all other tracts or lots and shall include the right to enter upon the lots or tracts for the purpose of inspection and maintenance, without limitation, of all types of utility services, including, but not limited to, gas, electric, telephone or construction, such additional widths of easement beyond the stated number above is temporarily dedicated as may be necessary for the purpose of inspection, maintenance or construction or to address an emergency.
- 4) Blocking the flow of water or construction improvements in drainage areas, easements, and filling or obstruction of the same, is prohibited.
- 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 adjacent to the creek or drainage channel or drainage areas along or across said tract or tracts.
- 6) The County shall not be responsible for the maintenance and operation of said drainage ways for the control of flooding or erosion.
- 7) The County shall not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or erosion conditions.
- 8) Tracts 1, 2, 34, and 38 each have a 1/16th ownership interest in the water well located between Tracts 34 and 38. Developer retains a 1/16th ownership interest to itself, its successors, or assigns.

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, and regulations, and any other requirements as present or exist or as may hereafter be adopted. Prior to the installation of any septic system a permit must be obtained from the county.

FLOOD PLAIN INFORMATION

The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainage or creeks on this plat may be subject to flooding.

NO HUNTING FROM ROADS

Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited from the roads shown on this plat, and this prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM A PUBLIC ROAD MAY BE A CRIMINAL OFFENSE.

RESTRICTION NOTATION

ALL TRACTS OF THE LIVE OAK CREEK RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FOLLOWS: KERR COUNTY, TEXAS AND CONCHO COUNTY, TEXAS.

ALL TRACTS OF THE LIVE OAK CREEK RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS AND CONCHO 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 by attorney, do hereby declare that this abstract is true to the best of my knowledge and belief, 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, and that the land within the subdivision is to be dedicated to public use. I further declare that the survey was made in accordance with the laws, rules, and regulations of the state, and that no assessment, tax or other charge, or other expense, or fine, or other monetary lien, affecting the land to be subdivided is in effect or record, including, but not limited to, judgment, tax and mechanics and material men's fees, its penalties or bankruptcies, notices.

REGINALD A. TUCK
Vice-President and member of
Southern Land Development, LLC
the General Partner of Mesquite Springs Joint Venture
1001 Water Street, Suite B200
Kerrville, Texas 78028
(830)295-1011, ext. 700, Fax

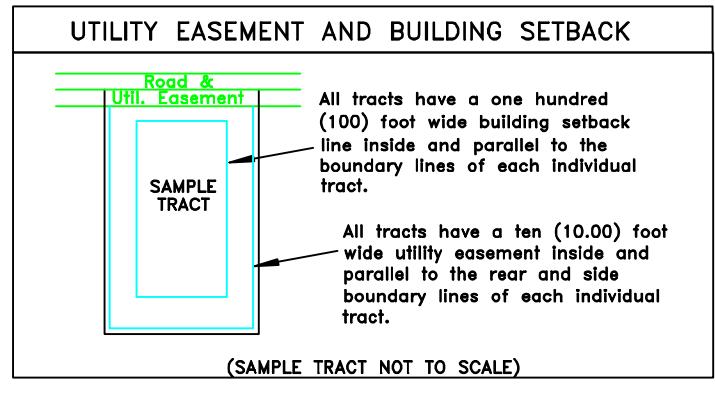
**STATE OF TEXAS
COUNTY OF KERR**

This instrument was acknowledged before me on the day of , 2014, by Reginald A. Tuck, Vice-President of Southern Land Development, LLC, General Partner of Mesquite Springs Joint Venture, a Texas Limited Partnership, d/b/a Mesquite Springs Ranch on behalf of said Limited Partnership.

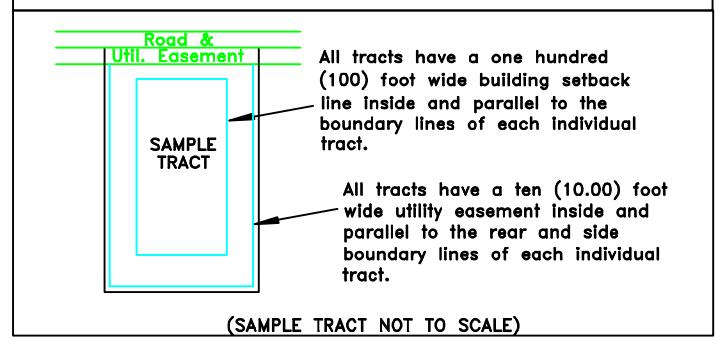
Notary Public in & for the State of Texas
My Commission Expires on , 2014.

Location of Live Oak Creek Ranch

NOTE: Map is not to any scale (N.T.S.)



UTILITY EASEMENT AND BUILDING SETBACK



**STATE OF TEXAS
COUNTY OF KERR**

This instrument was acknowledged before me on the day of , 2014, by Reginald A. Tuck, Vice-President of Southern Land Development, LLC, General Partner of Mesquite Springs Joint Venture, a Texas Limited Partnership, d/b/a Mesquite Springs Ranch on behalf of said Limited Partnership.

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