

# SUBDISION PLAT OF Toro Creek Ranch Phase 1

A SUBDIVISION CONTAINING 497.01 ACRES OF LAND, MORE OR LESS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, ABSTRACT NO. 155, IN DUVAL 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 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 Duval County.

## ROADS AND STREETS

DUVAL 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 but shall not be dedicated to public use.

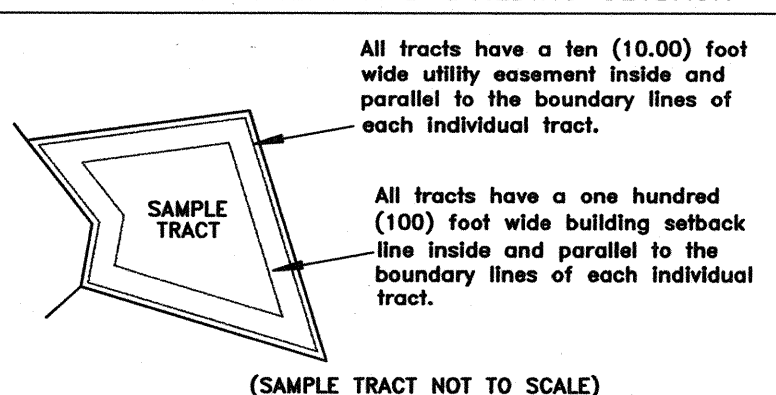
Duval County shall never be obliged or obligated in any way to construct roads, streets, alleys, ditches, bridges, culverts or any other such facility within the subdivision, or to maintain or repair the same, nor shall Duval County ever be obliged or obligated to construct, maintain or repair any non-county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

The approval of Duval County regarding the filing of TORO CREEK RANCH subdivision, shown and platted hereon, shall not be construed as acceptance of any obligation whatever on the part of Duval 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) 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) 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 subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress.
- 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 subdivision for the benefit of the owners of tracts within the subdivision and

## UTILITY EASEMENT AND BUILDING SETBACK



## RESTRICTION NOTATION

ALL TRACTS OF THE TORO CREEK 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 TORO CREEK 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.

## 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 Numbers 480202-0006A and 480202-0006A, Effective Date June 1, 1977, base flood elevations and flood hazard factors have not been determined. Tract owners are advised that tracts within this subdivision may lie within a flood plain and may be subject to flooding. For additional information contact the Duval County Flood Plain Administrator.

## 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, lis pendens or bankruptcy notices.

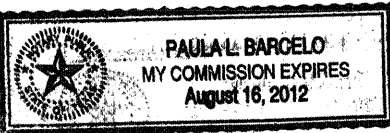
*Reginald A. Tuck*  
RANCH ENTERPRISES, LTD.  
Reginald A. Tuck  
Vice-President and member of  
Southern Land Development, LLC  
the General Partner of Ranch Enterprises, Ltd.  
a Texas Limited Partnership.  
1001 Water Street, Suite B200  
Kerrville, Texas 78028  
(830)257-5559/257-7892 Fax

## STATE OF TEXAS

### COUNTY OF KERR

This instrument was acknowledged before me on the 1st day of February, 2010, 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*  
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 subdivision was

Reviewed & Approved on this the 12 day of Feb., 2010.

*Paula L. Barcelo*  
DUVAL COUNTY JUDGE

## STATE OF TEXAS

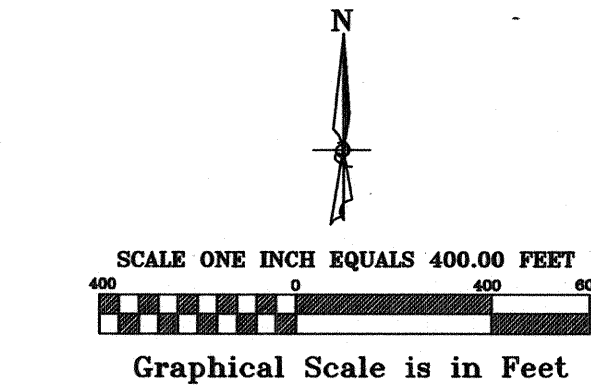
### COUNTY OF DUVAL

KNOW ALL MEN BY THESE PRESENTS:

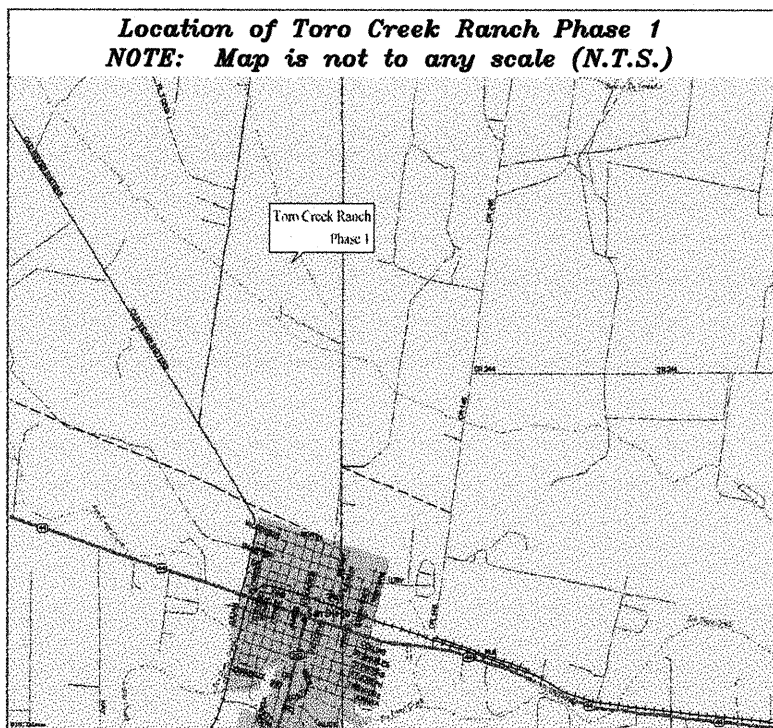
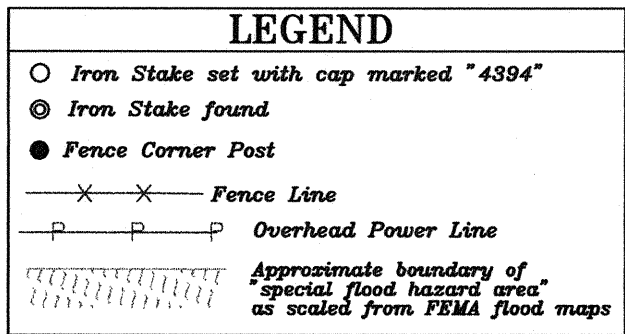
This Final Plat of Toro Creek Ranch was filed for

record on the 12 day of Feb., 2010  
at 11:30 o'clock A.M. in Book 51 et  
Side B of the Plat Records of Duval County,

Texas.  
*Shelia M. Jasso, Clerk*  
DUVAL COUNTY CLERK  
*By: Rosalinda S. Barber, Deputy*



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



## 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.

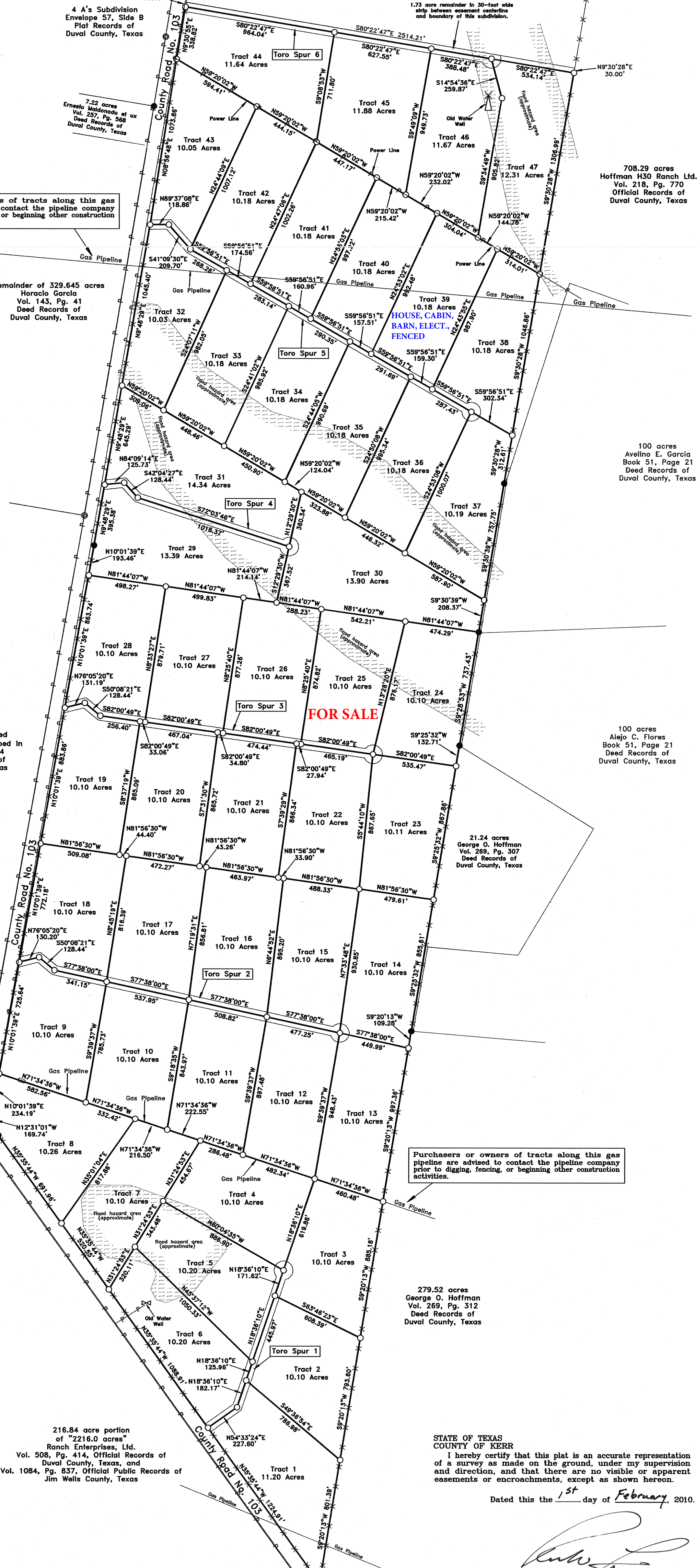
This plat was completed without benefit of a current title commitment. This property may be affected by easements or other matters of record in the Official Records of Duval County, Texas.

125.54 acres called "Tract 2" and described in Vol. 348, Pg. 744 Official Records of Duval County, Texas

103.99 acres called "Tract 1" and described in Vol. 348, Pg. 744 Official Records of Duval County, Texas

216.84 acre portion of "2216.0 acres" Ranch Enterprises, Ltd. Vol. 508, Pg. 414, Official Records of Duval County, Texas, and Vol. 1084, Pg. 837, Official Public Records of Jim Wells County, Texas

Remainder of "2216.0 acres" Ranch Enterprises, Ltd. Vol. 508, Pg. 414, Official Records of Duval County, Texas, and Vol. 1084, Pg. 837, Official Public Records of Jim Wells County, Texas



## STATE OF TEXAS

### COUNTY OF KERR

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 easements or encroachments, except as shown hereon.

Dated this the 1st day of February, 2010.



Rodney W. Little  
R.P.L.S. No. 4394  
Land Surveying & Mapping  
P.O. Box 1593  
Medina, Texas 78055  
(830) 589-2982