

# SUBDIVISION PLAT OF Toro Creek Ranch Phase 4

A SUBDIVISION CONTAINING 100.41 ACRES OF LAND, MORE OR LESS, IN DUVAL COUNTY, TEXAS, AND 204.20 ACRES OF LAND, MORE OR LESS, IN JIM WELLS COUNTY, TEXAS, FOR A TOTAL OF 304.61 ACRES OF LAND, MORE OR LESS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, ABSTRACT NO. 155. SAID 304.61 ACRES, MORE OR LESS, BEING LOCATED NORTH OF THE CITY OF SAN DIEGO, DUVAL COUNTY, TEXAS, AND BEING THAT SAME LAND DESCRIBED IN A DEED TO K BAR RANCH LTD. FILED OF RECORD IN VOLUME 548, PAGE 137 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS, AND IN VOLUME 1148, PAGE 715 OF THE OFFICIAL 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 Toro Creek Ranch Phase 4 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 TORO CREEK RANCH PHASE 4 but shall not be dedicated to public use.

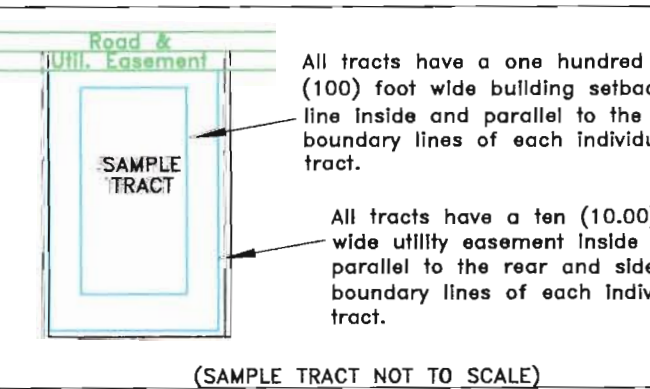
Neither Duval County nor Jim Wells County shall ever be obliged or obligated in any way to construct roads, streets, alleys, ditches, bridges, culverts or any other such facility within the subdivision, or to maintain or repair the same, nor shall the County ever be obliged or obligated to construct, maintain or repair any non-County roads which provide access to the subdivision.

The approval of the County regarding the filing of TORO CREEK RANCH PHASE 4 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) 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 Phase 4 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 as 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 TORO CREEK RANCH PHASE 4 SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RECORDS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY AND JIM WELLS COUNTY, TEXAS.

ALL TRACTS OF THE TORO CREEK RANCH PHASE 4 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, lis pendens or bankruptcy notices.

*Caroline Kensing*  
K BAR RANCH LTD.  
Caroline Kensing  
Vice-President of Segue Group, LLC  
the General Partner of K Bar Ranch, 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 10th day of April, 2012, by CAROLINE KENSING, Vice-President of Segue Group LLC, General Partner of K Bar Ranch, Ltd., a Texas Limited Partnership, d/b/a Toro Creek Ranch Phase 4, on behalf of said Limited Partnership.

*Paula L. Barcelo*  
Paula L. Barcelo  
Notary Public in & for the State of Texas  
My Commission Expires on \_\_\_\_\_, 20\_\_\_\_

**STATE OF TEXAS  
COUNTY OF JIM WELLS**

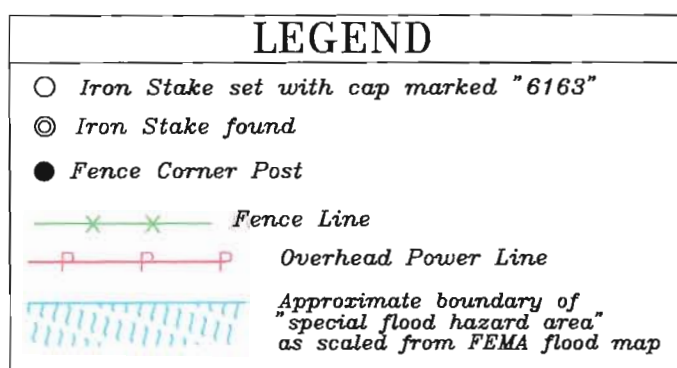
This Final Plat of Toro Creek Ranch Phase 4 subdivision was Reviewed & Approved on this the 10th day of April, 2012.

*Jim Wells County Judge*  
JIM WELLS COUNTY JUDGE

**STATE OF TEXAS  
COUNTY OF JIM WELLS**

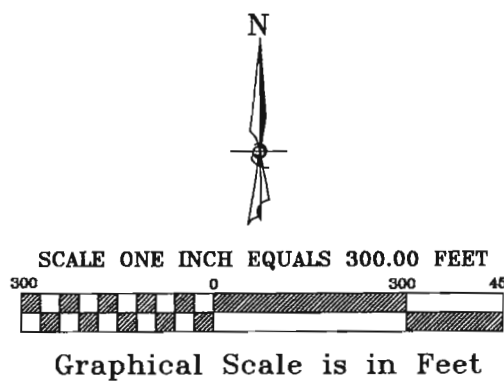
KNOW ALL MEN BY THESE PRESENTS: This Final Plat of Toro Creek Ranch Phase 4 was filed for record on the 10th day of April, 2012, at 9:39 o'clock A.M. in Volume 13 at Page 53 of the Plat Books of Jim Wells County, Texas.

*Stacy L. Little*  
Stacy L. Little  
County Engineer, Jim Wells County, Texas

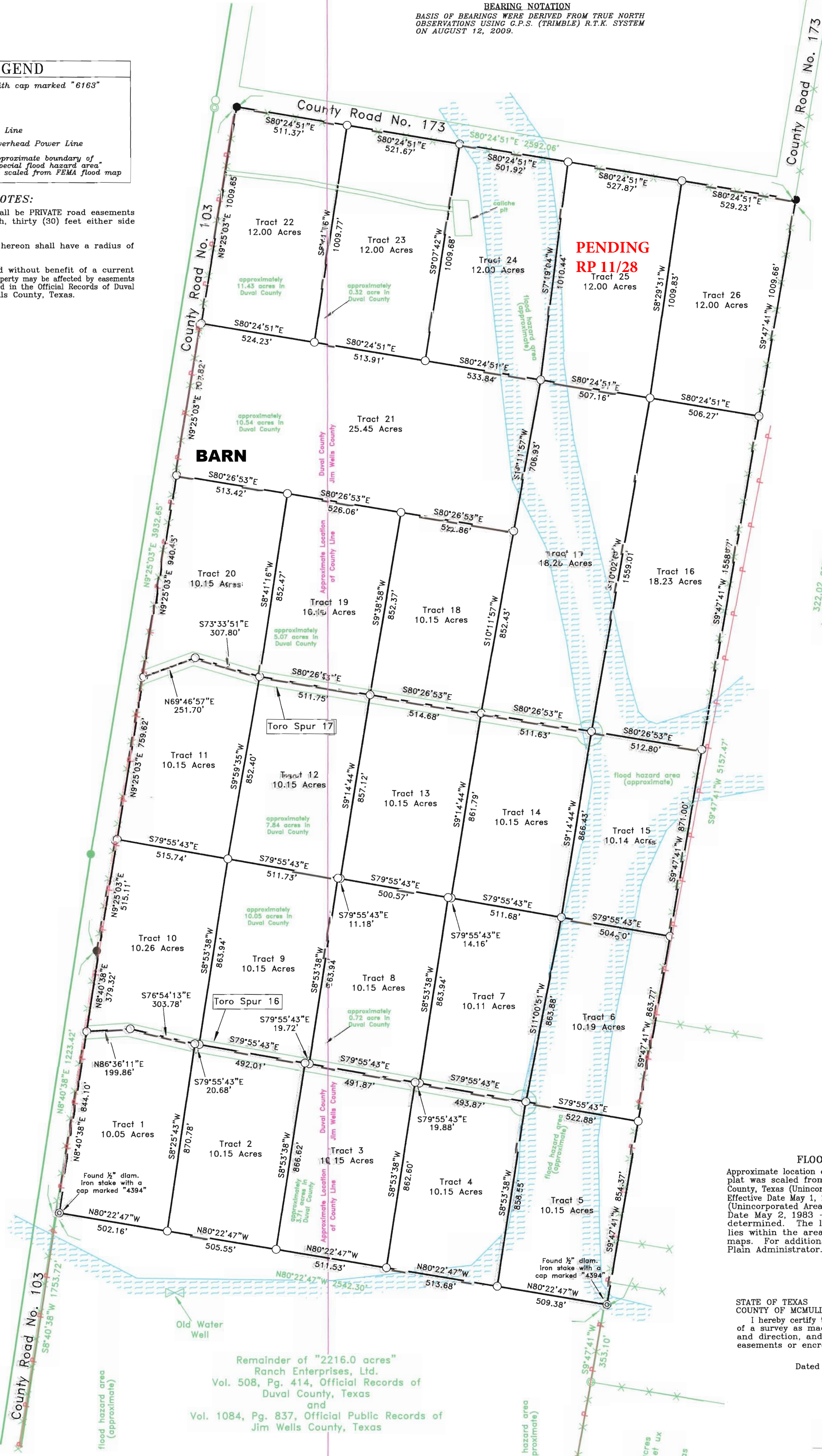


**NOTES:**

- 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.



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



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

Remainder of 88.00 acres Derwin, William S. et al. et ux Official Records of Jim Wells 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 Number 460202-0006A Effective Date May 1, 1987, and FIRM Map "Jim Wells County, Texas (Unincorporated Areas)", Panel Number 481258-0100C, Effective Date May 2, 1983 - base flood elevations have not been determined. The land shown in the "flood hazard areas" lies within the areas referred to as "Zone A" on said FIRM maps. For additional information contact the County Flood Plain Administrator.

**STATE OF TEXAS  
COUNTY OF MCMULLEN**  
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 23 day of March, 2012.

**SOUTH GEOMATICS**  
Land Surveying & Mapping  
P.O. Box 144, Callham, Texas 78007  
(361) 449-0327  
Stacy L. Little, R.P.L.S. #6163

*Stacy L. Little*  
Stacy L. Little  
R.P.L.S. No. 6163  
South Texas Geomatics  
Land Surveying & Mapping  
P.O. Box 144  
Callham, Texas 78007  
(361) 449-0327

**STATE OF TEXAS  
COUNTY OF JIM WELLS**  
This Final Plat of Toro Creek Ranch Phase 4 is hereby approved by the County Engineer of Jim Wells County on this the 10 day of April, 2012.  
*Stacy L. Little*  
Stacy L. Little  
County Engineer, Jim Wells County, Texas