

# 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 running water to the tracts or lots or owners of 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 thereto. Neither the owner, developer, subdivider, nor the County guarantees the availability, depth, or amount of subsurface water on individual tracts or lots within this subdivision.

### GENERAL NOTICES

- 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 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 the Developer, its successors and assigns, for road purposes. The road easements are non-exclusive, and are 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 as public roads or to convey the road easements to third parties for ingress and egress to and from the third parties' property.
- The road easements platted herein are to remain private roads for the sole use and benefit of Live Oak Creek Ranch subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced herein. 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.
- Said road easements are hereby dedicated as utility easements and a ten (10.00) foot wide strip of land for utility purposes, or 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 services purposes to benefit any or all other tracts or lots and shall include the right of ingress and egress, and the right of repair, maintenance and replacement, without limitation, of all types of utility services, and during periods of emergency or repair, maintenance or construction, such additional widths of easement beyond the stated limits above as temporarily granted as may be reasonably necessary to complete repairs, maintenance or construction or to address an emergency.
- Hooking the flow of water or construction improvements in drainage areas, easements, and filling or obstruction of the roadway is prohibited.
- 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.
- The County shall not be responsible for the maintenance and operation of said drainage ways for the control of flooding or erosion.
- The County shall not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flood conditions.
- Tracts 1, 2, 34, and 39 each have a 1/5th ownership interest in the water well located between Tract 34 and 39. Developer retains a 1/5th 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, 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.

### 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 on or 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 FILED OF RECORD IN THE OFFICIAL RECORDS OF MENARD 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.

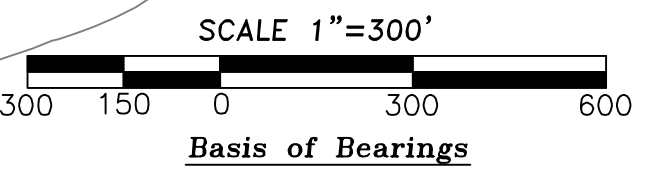
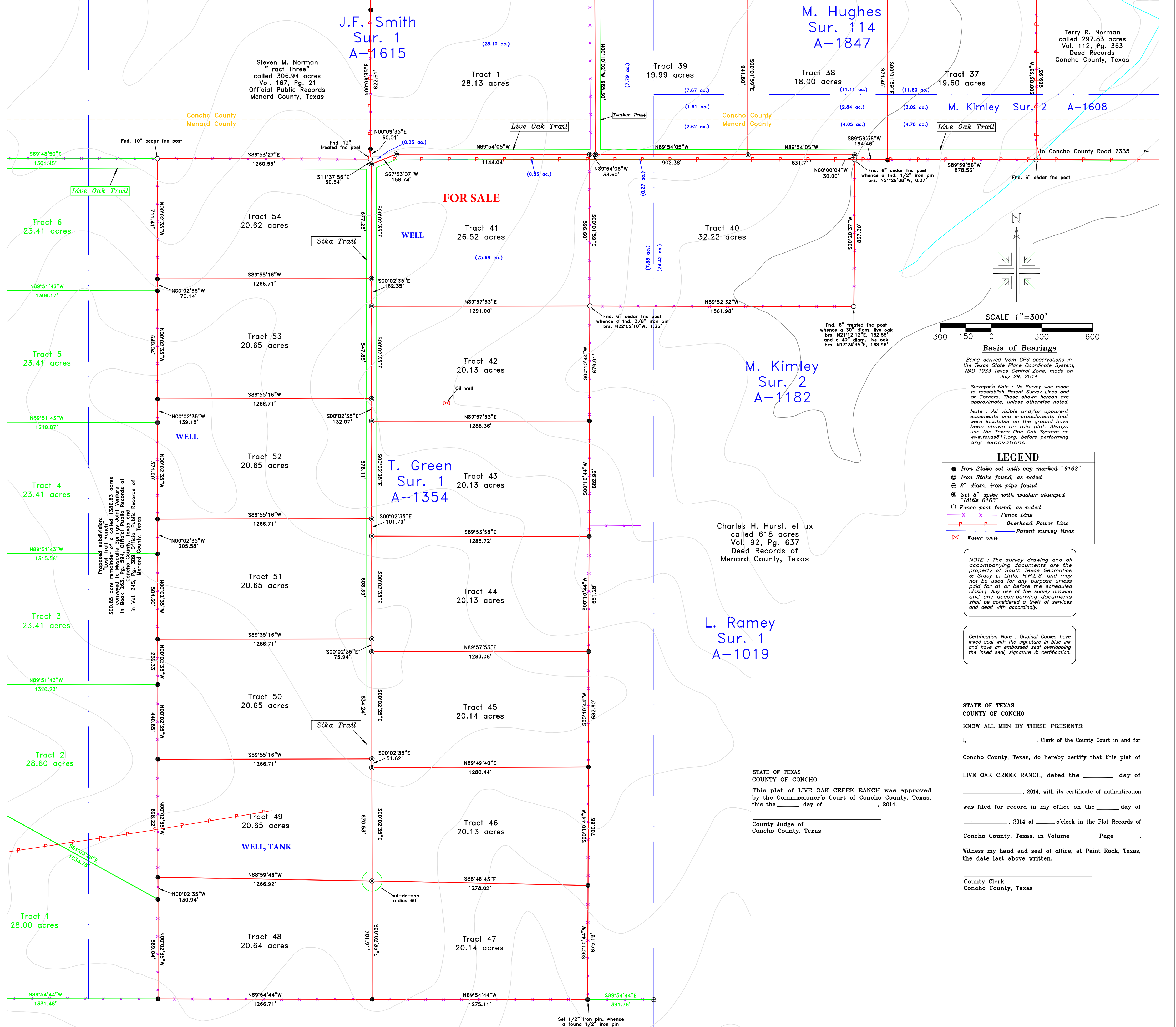
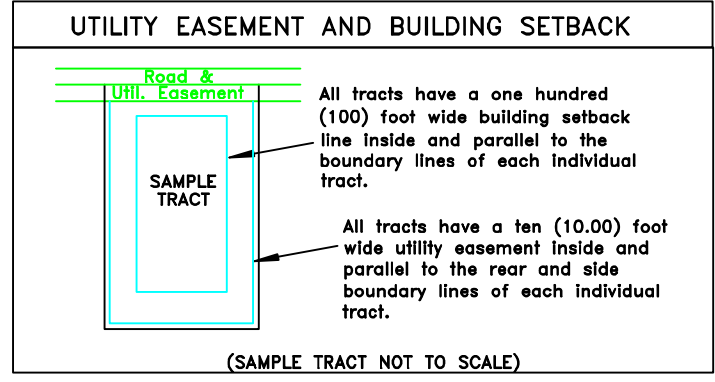
STATE OF TEXAS  
COUNTY OF KERR  
I, the developer and owner of the land identified by abstract numbers recorded in the volume & page numbers shown on this plat, and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledge that this plat was made from a current survey 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 mechanic's and material man's liens, its pendens or bankruptcy notices.

MESQUITE SPRINGS JOINT VENTURE  
Regional A. Tuck  
Vice-President and member of  
Southern Land Development, LLC  
The General Partner of Mesquite Springs Joint Venture  
Texas Limited Partnership  
1001 Water Street, Suite 1650  
Keroville, Texas 76028  
(830)257-5509, 257-7092, Fax

STATE OF TEXAS  
COUNTY OF KERR  
This Instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Regional 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 \_\_\_\_\_ 20\_\_\_\_

Location of Live Oak Creek Ranch  
NOTE: Map is not to any scale (N.T.S.)



Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 Texas Central Zone, made on July 29, 2014.  
Surveyor's Note: No Survey was made to reestablish Patent Survey Lines and or Corners. Those shown herein are approximate, unless otherwise noted.  
Note: All visible and/or apparent 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 any excavations.

- ### LEGEND
- Iron Stake set with cap marked "6163"
  - Iron Stake found, as noted
  - ⊗ 2" diam. iron pipe found
  - ⊙ Set 8" spike with washer stamped "Little 6163"
  - Fence post found, as noted
  - Fence Line
  - Overhead Power Line
  - Patent survey lines
  - ⊠ Water well

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.

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 CONCHO  
This plat of LIVE OAK CREEK RANCH was approved by the Commissioner's Court of Concho County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

County Judge of Concho County, Texas

I, \_\_\_\_\_, Clerk of the County Court in and for Concho County, Texas, do hereby certify that this plat of LIVE OAK CREEK RANCH, dated the \_\_\_\_\_ day of \_\_\_\_\_, 2014, with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock in the \_\_\_\_\_ Plat Records of Concho County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.  
Witness my hand and seal of office, at Paint Rock, Texas, the date last above written.

County Clerk  
Concho 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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

PRELIMINARY – THIS DOCUMENT SHALL NOT BE FILED FOR ANY PURPOSE

Stacy L. Little  
R.P.L.S. No. 6163  
South Texas Geomatics  
Land Surveying & Mapping  
P.O. Box 144  
Callham, Texas 78007  
(861) 449-0327

SOUTH TEXAS GEOMATICS  
Land Surveying & Mapping  
P.O. Box 144 | Callham | Texas 78007  
(861) 449-0327  
Stacy L. Little R.P.L.S. No. 6163  
Texas Firm No. 10169000  
© 2014, South Texas Geomatics  
All Rights Reserved

Kaddo F. Kothmann  
called 670.31 acres  
Vol. 136, Pg. 150  
Official Public Records  
Menard County, Texas

F. Wilhem  
Sur. 112  
A-1817

Steven M. Norman  
called 306.94 acres  
Vol. 167, Pg. 21  
Official Public Records  
Menard County, Texas

J.F. Smith  
Sur. 1  
A-1615

Charles H. Hurst, et ux  
called 618 acres  
Vol. 92, Pg. 637  
Deed Records of  
Menard County, Texas

L. Ramey  
Sur. 1  
A-1019

M. Kimley  
Sur. 2  
A-1182

M. Hughes  
Sur. 114  
A-1847

Terry R. Norman  
called 297.83 acres  
Vol. 112, Pg. 363  
Deed Records  
Concho County, Texas

M. Kimley Sur. 2 A-1608