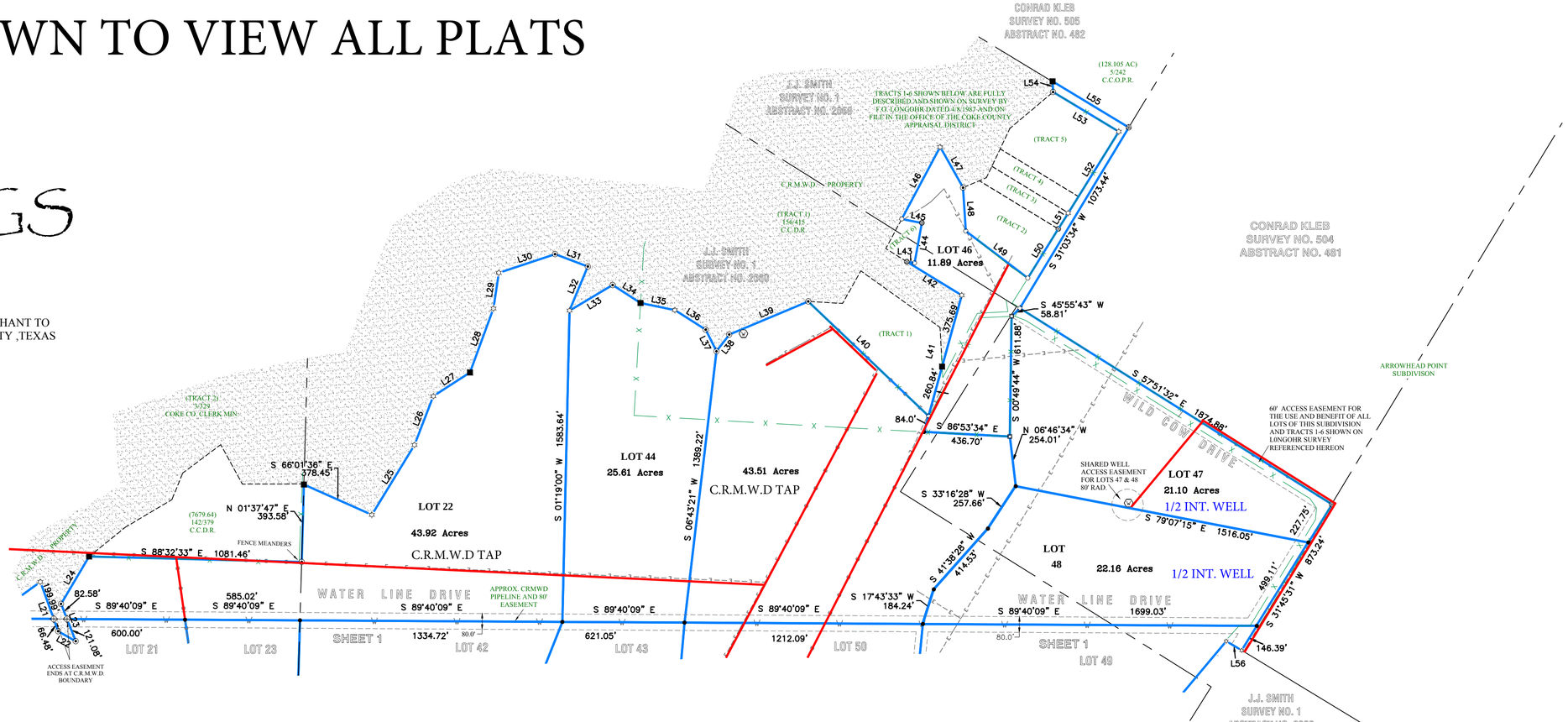
SURVEY PLAT

SCROLL DOWN TO VIEW ALL PLATS

PECAN SPRINGS RANCH

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

A SUBDIVISION OF 1567.485 ACRES AS DESCRIBED IN A DEED FROM MICHAEL OLIPHANT TO LTC RANCH GROUP, LTD., RECORDED IN VOLUME 290, PAGE 95 OF THE COKE COUNTY ,TEXAS OFFICIAL PUBLIC RECORDS



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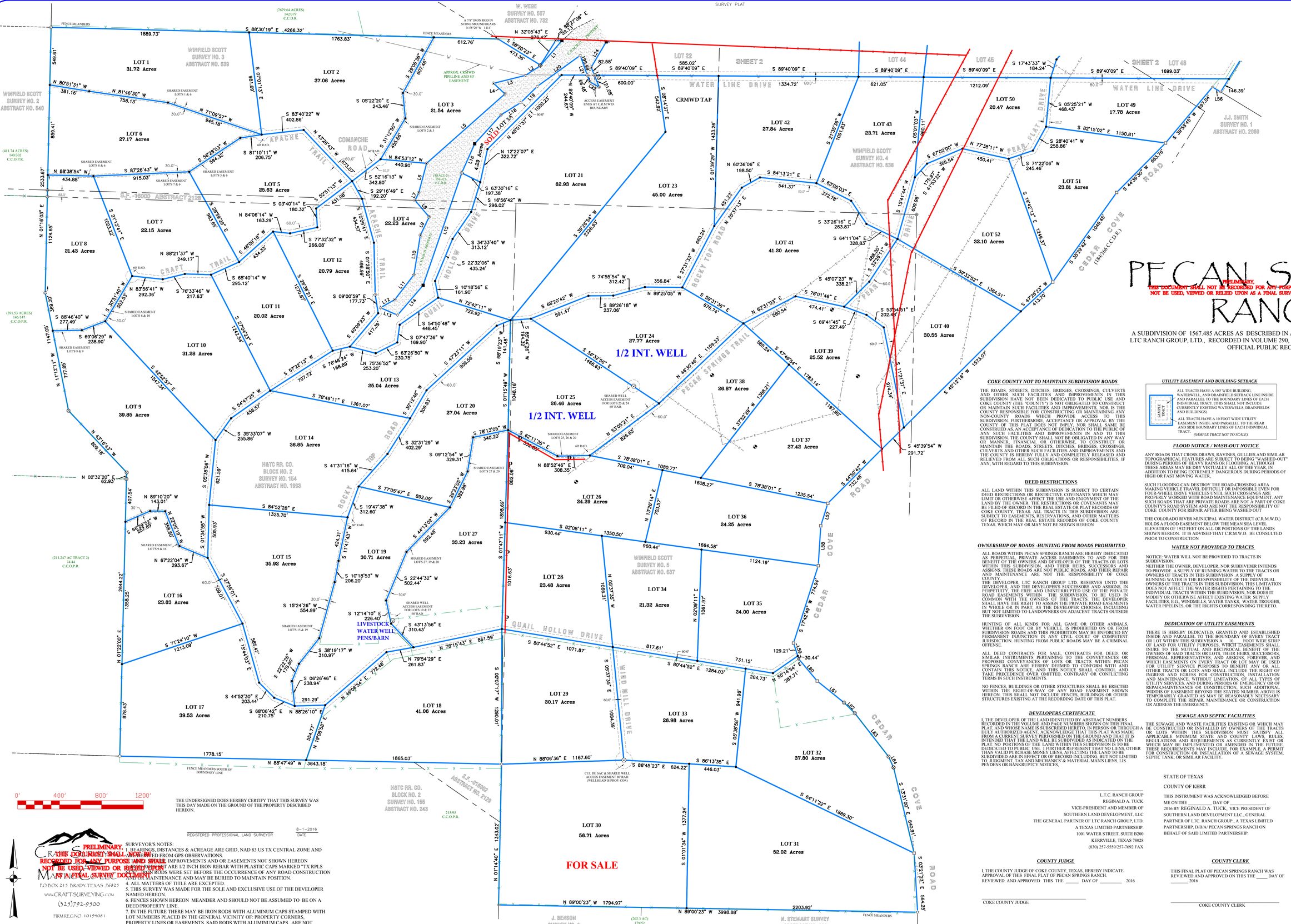

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THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR — DATE 8-1-2016

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CRAFTS MANAGEMENT LLC
P.O. BOX 215 BRADY, TEXAS 76825
www.CRAFTSSURVEYING.com
(325)792-9500
FIRM REG.NO. 10194081

PROJECT NO. 16-1021

SURVEYOR'S NOTES:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE AND ARE DERIVED FROM GPS OBSERVATIONS.
2. ALL IMPROVEMENTS AND OR EASEMENTS NOT SHOWN HEREON
3. CORNERS ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "TX RPLS 5772" UNLESS IRON RODS WERE SET BEFORE THE OCCURRENCE OF ANY ROAD CONSTRUCTION AND OR MAINTENANCE AND MAY BE BURIED TO MAINTAIN POSITION.
4. ALL MATTERS OF TITLE ARE EXCEPTED.
5. THIS SURVEY WAS MADE FOR THE SOLE AND EXCLUSIVE USE OF THE DEVELOPER NAMED HEREON.
6. FENCES SHOWN HEREON MEANDER AND SHOULD NOT BE ASSUMED TO BE ON A DEED/PROPERTY LINE.
7. IN THE FUTURE THERE MAY BE IRON RODS WITH ALUMINUM CAPS STAMPED WITH LOT NUMBERS PLACED IN THE GENERAL VICINITY OF: PROPERTY CORNERS, PROPERTY LINES OR EASEMENTS. SAID RODS WITH ALUMINUM CAPS ARE NOT PROPERTY CORNERS AND SHOULD NOT BE RELIED UPON AS LEGAL SURVEY MARKERS THEY ARE FOR GENERAL LOCATIVE PURPOSES ONLY

COKE COUNTY NOT TO MAINTAIN SUBDIVISION ROADS

THE ROADS, STREETS, DITCHES, BRIDGES, CROSSINGS, CULVERTS AND OTHER SUCH FACILITIES AND IMPROVEMENTS IN THIS SUBDIVISION HAVE NOT BEEN DEDICATED TO PUBLIC USE AND COKE COUNTY (THE "COUNTY") IS NOT OBLIGATED TO CONSTRUCT OR MAINTAIN SUCH FACILITIES AND IMPROVEMENTS, NOR IS THE COUNTY RESPONSIBLE FOR CONSTRUCTING OR MAINTAINING ANY NON-COUNTY ROADS WHICH PROVIDE ACCESS TO THIS SUBDIVISION. FURTHERMORE, ACCEPTANCE OR APPROVAL BY THE COUNTY OF THIS PLAT DOES NOT IMPLY, NOR SHALL SAME BE CONSTRUED AS, AN ACCEPTANCE OF DEDICATION TO THE PUBLIC OF ANY SUCH FACILITIES AND IMPROVEMENTS IN AND TO THIS SUBDIVISION. THE COUNTY SHALL NOT BE OBLIGATED IN ANY WAY OR MANNER, FINANCIAL OR OTHERWISE, TO CONSTRUCT OR MAINTAIN THE ROADS, STREETS, DITCHES, BRIDGES, CROSSINGS, CULVERTS AND OTHER SUCH FACILITIES AND IMPROVEMENTS AND THE COUNTY IS HEREBY FULLY AND COMPLETELY RELEASED AND RELIEVED FROM ALL SUCH OBLIGATIONS OR RESPONSIBILITIES, IF ANY, WITH REGARD TO THIS SUBDIVISION.

DEED RESTRICTIONS

ALL LAND WITHIN THIS SUBDIVISION IS SUBJECT TO CERTAIN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS WHICH MAY LIMIT OR OTHERWISE AFFECT THE USE AND ENJOYMENT OF THE LAND BY THE OWNER. THE RESTRICTIONS OR COVENANTS MAY BE FILED OF RECORD IN THE REAL ESTATE OR PLAT RECORDS OF COKE COUNTY, TEXAS. ALL TRACTS IN THIS SUBDIVISION ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS OF RECORD IN THE REAL ESTATE RECORDS OF COKE COUNTY TEXAS. WHICH MAY OR MAY NOT BE SHOWN HEREON

OWNERSHIP OF ROADS -HUNTING FROM ROADS PROHIBITED

ALL ROADS WITHIN PECAN SPRINGS RANCH ARE HEREBY DEDICATED AS PERPETUAL, PRIVATE ACCESS EASEMENTS TO AND FOR THE BENEFIT OF THE OWNERS AND DEVELOPER OF THE TRACTS OR LOTS WITHIN THIS SUBDIVISION, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. THESE ROADS ARE NOT PUBLIC ROADS, AND THEIR REPAIR AND MAINTENANCE ARE NOT THE RESPONSIBILITY OF COKE COUNTY.
THE DEVELOPER, LTC RANCH GROUP LTD. RESERVES UNTO THE DEVELOPER, AND THE DEVELOPER'S SUCCESSORS AND ASSIGNS, IN PERPETUITY, THE FREE AND UNINTERRUPTED USE OF THE PRIVATE ROAD EASEMENTS WITHIN THE SUBDIVISION, TO BE USED IN COMMON WITH THE OWNERS OF THE TRACTS. THE DEVELOPER SHALL HAVE THE RIGHT TO ASSIGN THE PRIVATE ROAD EASEMENTS IN WHOLE OR IN PART, AS THE DEVELOPER CHOOSES, INCLUDING BUT NOT LIMITED TO LANDOWNERS ON ADJACENT TRACTS OUTSIDE THE SUBDIVISION

HUNTING OF ALL KINDS FOR ALL GAME OR OTHER ANIMALS, WHETHER ON FOOT OR BY VEHICLE, IS PROHIBITED ON OR FROM SUBDIVISION ROADS AND THIS PROHIBITION MAY BE ENFORCED BY PERMANENT INJUNCTION IN ANY CIVIL COURT OF COMPETENT JURISDICTION. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.

ALL DEED CONTRACTS FOR SALE, CONTRACTS FOR DEED, OR SIMILAR INSTRUMENTS PERTAINING TO THE CONVEYANCES OR PROPOSED CONVEYANCES OF LOTS OR TRACTS WITHIN PECAN SPRINGS RANCH ARE HEREBY DEEMED TO CONFORM WITH AND CONTAIN THIS NOTICE, AND THIS NOTICE SHALL CONTROL AND TAKE PRECEDENCE OVER OMITTED, CONTRARY OR CONFLICTING TERMS IN SUCH INSTRUMENTS.

NO FENCES, BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED WITHIN THE RIGHT-OF-WAY OF ANY ROAD EASEMENT SHOWN HEREON. THIS SHALL NOT INCLUDE FENCES, BUILDINGS OR OTHER STRUCTURES EXISTING AT THE RECORDING DATE OF THIS PLAT.

DEVELOPERS CERTIFICATE

I, THE DEVELOPER OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS FINAL 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 PORTIONS OF THE LAND WITHIN THIS 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' & MATERIAL MAN'S LIENS, LIS PENDENS OR BANKRUPTCY NOTICES.

L.T.C. RANCH GROUP
REGINALD A. TUCK
VICE-PRESIDENT AND MEMBER OF
SOUTHERN LAND DEVELOPMENT, LLC
THE GENERAL PARTNER OF LTC RANCH GROUP, LTD.
A TEXAS LIMITED PARTNERSHIP.
1001 WATER STREET, SUITE B200
KERRVILLE, TEXAS 78028
(830) 257-5559/257-7692 FAX

COUNTY JUDGE

I, THE COUNTY JUDGE OF COKE COUNTY, TEXAS, HEREBY INDICATE APPROVAL OF THIS FINAL PLAT OF PECAN SPRINGS RANCH.
REVIEWED AND APPROVED THIS THE _____ DAY OF _____ 2016

COKE COUNTY JUDGE

UTILITY EASEMENT AND BUILDING SETBACK

ALL TRACTS HAVE A 100' WIDE BUILDING, WATERWELL, AND DRAINFIELD SETBACK LINE INSIDE AND PARALLEL TO THE BOUNDARY LINES OF EACH INDIVIDUAL TRACT. (THIS SHALL NOT INCLUDE CURRENTLY EXISTING WATERWELLS, DRAINFIELDS AND BUILDINGS)

ALL TRACTS HAVE A 10 FOOT WIDE UTILITY EASEMENT INSIDE AND PARALLEL TO THE REAR AND SIDE BOUNDARY LINES OF EACH INDIVIDUAL TRACT.

(SAMPLE TRACT NOT TO SCALE)

FLOOD NOTICE / WASH-OUT NOTICE

ANY ROADS THAT CROSS DRAWS, RAVINES, GULLIES AND SIMILAR TOPOGRAPHICAL FEATURES ARE SUBJECT TO BEING "WASHED-OUT" DURING PERIODS OF HEAVY RAINS OR FLOODING. ALTHOUGH THESE AREAS MAY BE DRY VIRTUALLY ALL OF THE YEAR, IN ADDITION TO BEING EXTREMELY DANGEROUS DURING PERIODS OF HIGH OR FAST MOVING WATER,

SUCH FLOODING CAN DESTROY THE ROAD-CROSSING AREA MAKING VEHICLE TRAVEL DIFFICULT OR IMPOSSIBLE EVEN FOR FOUR-WHEEL DRIVE VEHICLES UNTIL SUCH CROSSINGS ARE PROPERLY WORKED WITH ROAD MAINTENANCE EQUIPMENT. ANY SUCH ROADS THAT ARE PRIVATE ROADS ARE NOT A PART OF COKE COUNTY'S ROAD SYSTEM AND ARE NOT THE RESPONSIBILITY OF COKE COUNTY FOR REPAIR AFTER BEING WASHED OUT

THE COLORADO RIVER MUNICIPAL WATER DISTRICT (C.R.M.W.D.) HOLDS A FLOOD EASEMENT BELOW THE MEAN SEA LEVEL ELEVATION OF 1912 FEET ON ALL OR PORTIONS OF THE LANDS SHOWN HEREON. IT IS ADVISED THAT C.R.M.W.D. BE CONSULTED PRIOR TO CONSTRUCTION

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 OWNERS OF TRACTS IN THIS SUBDIVISION. A SUPPLY OF RUNNING WATER IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE TRACTS IN THIS SUBDIVISION. THIS LIMITATION DOES NOT AFFECT THE WATER RIGHTS PERTAINING TO THE INDIVIDUAL TRACTS WITHIN THE SUBDIVISION, NOR DOES IT MODIFY OR OTHERWISE AFFECT EXISTING WATER SUPPLY FACILITIES, E.G., WINDMILLS, WATER TANKS, WATER TROUGHS, WATER PIPELINES, OR THE RIGHTS CORRESPONDING THERETO.

DEDICATION OF UTILITY EASEMENTS

THERE IS HEREBY DEDICATED, GRANTED AND ESTABLISHED INSIDE AND PARALLEL TO THE BOUNDARY OF EVERY TRACT OR LOT WITHIN THIS SUBDIVISION A ___10___ FOOT WIDE STRIP OF LAND FOR UTILITY PURPOSES, WHICH EASEMENTS SHALL INURE TO THE MUTUAL AND RECIPROCAL 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 IS TEMPORARILY GRANTED AS MAY BE REASONABLY NECESSARY TO COMPLETE THE REPAIR, MAINTENANCE OR CONSTRUCTION OR ADDRESS THE EMERGENCY.

SEWAGE AND SEPTIC FACILITIES

THE SEWAGE AND WASTE FACILITIES EXISTING OR WHICH MAY BE CONSTRUCTED OR INSTALLED BY OWNERS OF THE TRACTS OR LOTS WITHIN THIS SUBDIVISION MUST SATISFY ALL APPLICABLE MINIMUM STATE AND COUNTY LAWS, RULES, REGULATIONS AND REQUIREMENTS AS CURRENTLY EXIST OR WHICH MAY BE IMPLEMENTED OR AMENDED IN THE FUTURE. THESE REQUIREMENTS MAY INCLUDE, FOR EXAMPLE, A PERMIT FOR CONSTRUCTION OR INSTALLATION OF A SEWAGE SYSTEM, SEPTIC TANK, OR SIMILAR FACILITY.

STATE OF TEXAS

COUNTY OF KERR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016 BY REGINALD A. TUCK, VICE PRESIDENT OF SOUTHERN LAND DEVELOPMENT, LLC GENERAL PARTNER OF LTC RANCH GROUP, A TEXAS LIMITED PARTNERSHIP, D/B/A/ PECAN SPRINGS RANCH ON BEHALF OF SAID LIMITED PARTNERSHIP.

COUNTY CLERK

THIS FINAL PLAT OF PECAN SPRINGS RANCH WAS REVIEWED AND APPROVED ON THIS THE _____ DAY OF _____2016

COKE COUNTY CLERK

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°48'16" W	315.69'
L2	S 56°58'08" W	169.90'
L3	S 76°07'31" W	312.49'
L4	S 46°41'05" E	148.48'
L5	S 48°27'36" W	998.11'
L6	S 14°53'39" W	291.56'
L7	S 25°56'12" W	80.26'
L8	S 40°29'33" E	206.48'
L9	S 25°20'42" W	195.92'
L10	S 09°11'40" W	379.81'
L11	S 3°32'39" W	299.20'
L12	S 60°31'37" W	157.09'
L13	S 66°18'44" E	177.57'
L14	N 40°32'49" E	375.60'
L15	N 18°58'16" E	113.10'
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L17	N 42°21'22" E	373.55'
L18	N 58°06'15" E	222.18'
L19	N 49°33'27" E	219.51'
L20	N 54°11'48" E	504.85'
L21	S 19°50'39" E	266.47'
L22	S 60°31'42" E	102.76'
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L27	N 57°12'19" E	221.76'
L28	N 20°07'02" E	346.48'
L29	N 08°35'12" E	183.54'
L30	N 71°35'31" E	301.17'
L31	S 69°21'44" E	178.31'
L32	S 22°31'40" W	242.42'
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L34	S 57°14'19" E	168.71'
L35	S 78°20'36" E	177.74'
L36	S 5°37'27" E	186.27'
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L40	S 46°23'35" E	844.68'
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L43	S 81°09'54" E	39.03'
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L54	N 02°51'33" W	54.63'
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L56	N 59°00'31" W	91.06'
L57	S 17°21'36" W	224.54'
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L62	S 49°30'21" E	144.93'
L63	S 37°48'47" E	523.83'
L64	S 24°48'51" E	113.94'

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- W — BURIED WATER LINE (APPROXIMATE)
- E — E — OVERHEAD UTILITY LINE
- X — FENCE
- ACCESS/UTILITY EASEMENT AS SHOWN

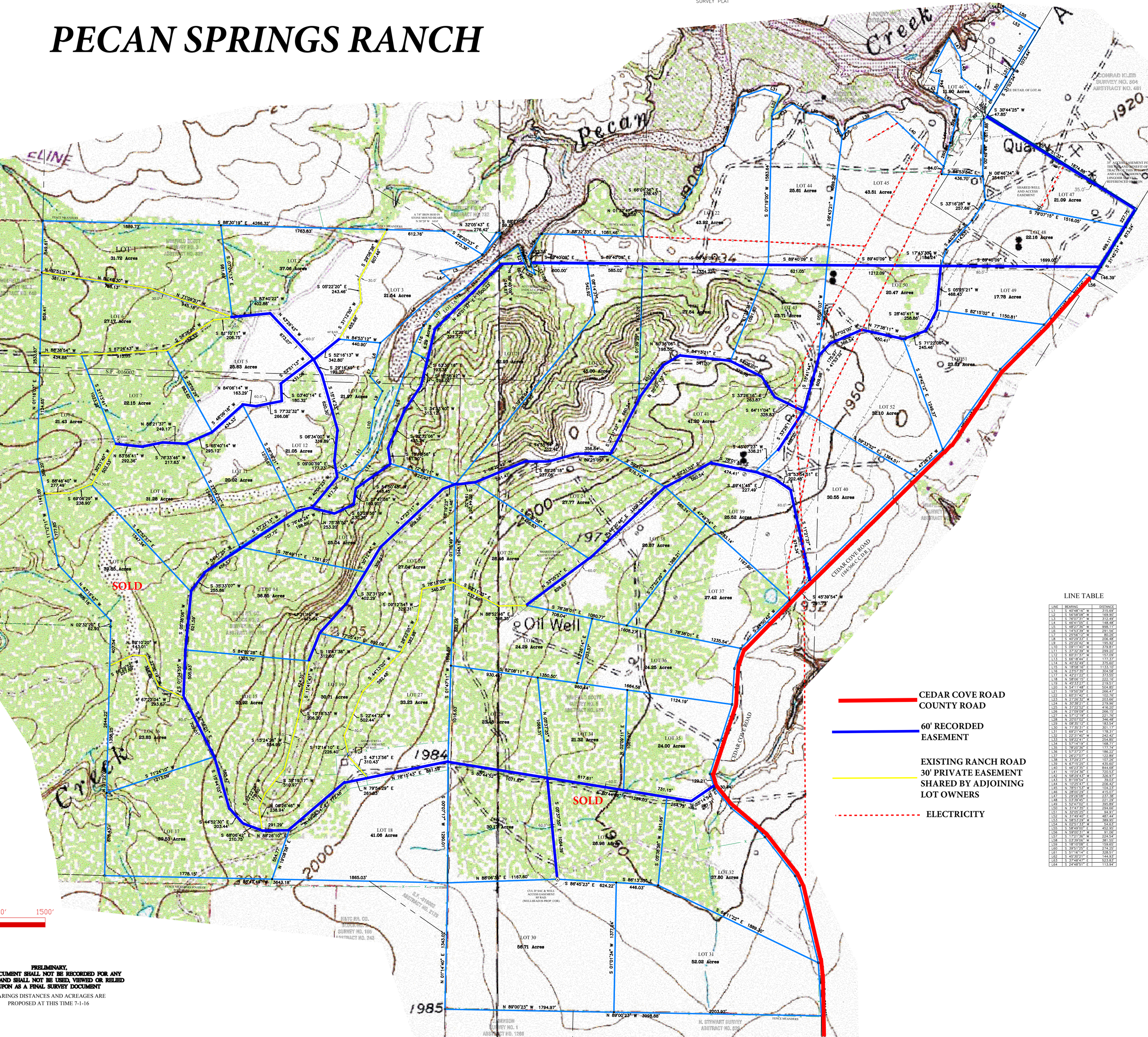
(BRG.-DIST.) RECORD CALL
C.C.P.R. – COKE COUNTY PLAT RECORDS
C.C.D.R. – COKE COUNTY DEED RECORDS
C.C.O.P.R. – COKE COUNTY OFFICIAL PUBLIC RECORDS

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- STONE MOUND FOUND
- NAIL SET
- PIPE FENCE POST FOUND
- WOOD FENCE POST FOUND
- WATER WELL/METER
- OIL OR GAS WELL
(THERE MAY BE OIL OR GAS WELL/EQUIPMENT/PIPELINES NOT SHOWN HERE)
- 1/2" IRON ROD FOUND "SKG"
- CALCULATED POINT

THE COLORADO RIVER MUNICIPAL WATER DISTRICT (C.R.M.W.D.) HOLDS A FLOOD EASEMENT BELOW THE MEAN SEA LEVEL ELEVATION OF 1912 FEET ON ALL OR PORTIONS OF THE LANDS SHOWN HEREON. IT IS ADVISED THAT C.R.M.W.D. BE CONSULTED PRIOR TO CONSTRUCTION

SHEET 1 OF 2

PECAN SPRINGS RANCH



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BEARINGS DISTANCES AND ACREAGES ARE
PROPOSED AT THIS TIME 7-1-16

CEDAR COVE ROAD
COUNTY ROAD

60' RECORDED
EASEMENT

EXISTING RANCH ROAD
30' PRIVATE EASEMENT
SHARED BY ADJOINING
LOT OWNERS

ELECTRICITY

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