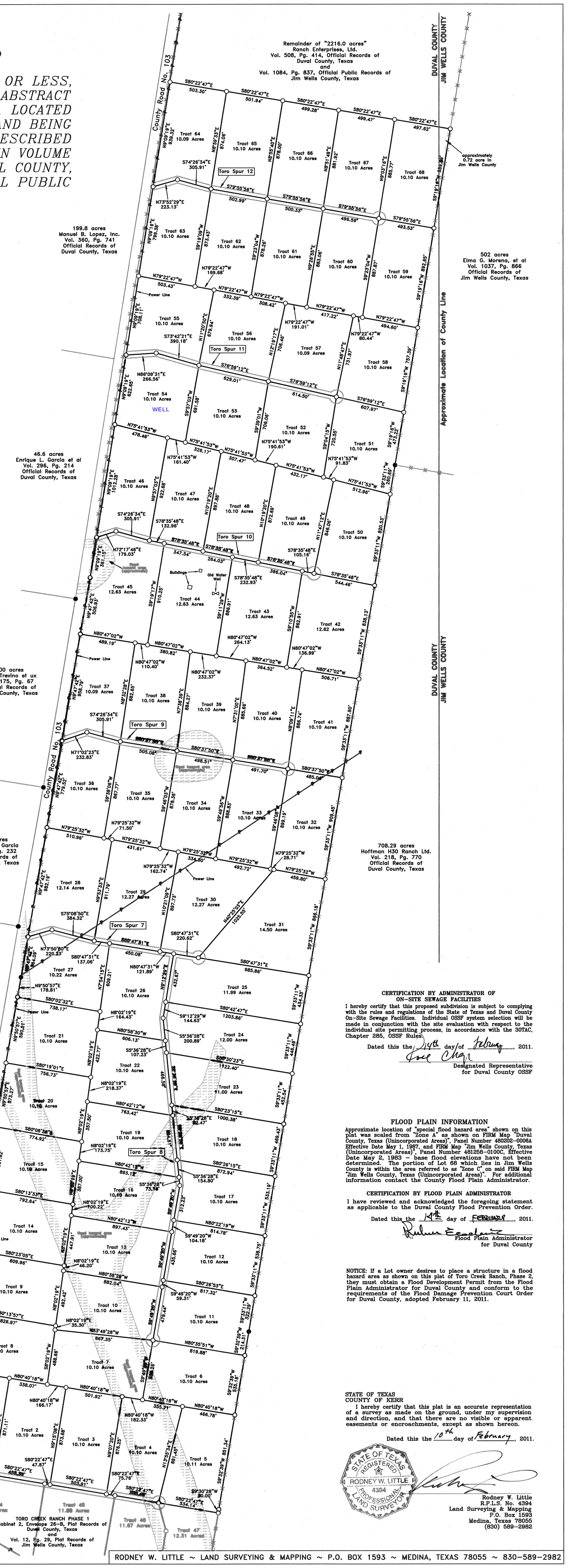
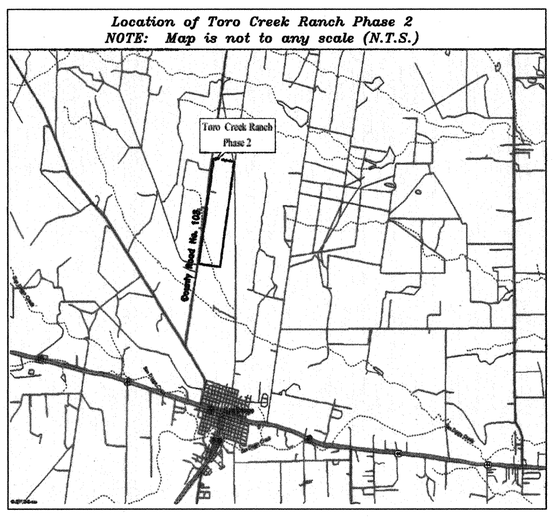
SUBDISION PLAT OF
Toro Creek Ranch Phase 2

A SUBDIVISION CONTAINING 712.48 ACRES OF LAND, MORE OR LESS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, ABSTRACT NO. 155, IN DUVAL COUNTY AND JIM WELLS 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 PUBLIC RECORDS OF DUVAL COUNTY, TEXAS, AND IN VOLUME 1084, PAGE 837 OF THE OFFICIAL PUBLIC RECORDS OF JIM WELLS, COUNTY, TEXAS.



Location of Toro Creek Ranch Phase 2
NOTE: Map is not to any scale (N.T.S.)



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SCALE ONE INCH EQUALS 400.00 FEET

400 0 400 800

Graphical Scale is in Feet

BEARING NOTATION

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

LEGEND

- *Iron Stake set with cap marked "4394"*
- *Iron Stake found*
- *Fence Corner Post*
- *Fence Line*
- *Overhead Power Line*
- *Approximate boundary of "special flood hazard area" as scaled from FEMA flood map*

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 2 but shall not be dedicated to public use.

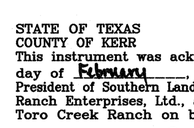
Neither Duval nor Jim Wells County shall ever be obliged or obligated in any way to construct roads, streets, alleys, ditches, bridges, culverts or any other such facility within the subdivision, or to maintain or repair the same, nor shall the County ever be obliged or obligated to construct, maintain 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 2 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:

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 noted. Owners of the tracts adjoining said roads own property to the centerline of said roads and 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 Developer, its successors and assigns, for road purposes.
2) The road easements platted hereon are to remain private roads for the sole use and benefit of Toro Creek Ranch Phase 2 subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced hereon.
3) 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 Phase 2 subdivision for the benefit of the owners of tracts within the subdivision and Developer, its successors and assigns.

UTILITY EASEMENT AND BUILDING SETBACK



All tracts have a ten (10.00) foot wide utility easement inside and parallel to the boundary lines of each individual tract.

All tracts have a one hundred (100) foot wide building setback line inside and parallel to the boundary lines of each individual tract.

(SAMPLE TRACT NOT TO SCALE)

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.

RESTRICTION NOTATION

ALL TRACTS OF THE TORO CREEK RANCH PHASE 2 SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY AND JIM WELLS COUNTY, TEXAS.

ALL TRACTS OF THE TORO CREEK RANCH PHASE 2 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 mans' liens, lis pendens or bankruptcy notices.

Reginald A. Tuck

RANCH ENTERPRISES, LTD.
Reginald A. Tuck
Vice-President and member of
Southern Land Developement, LLC
the General Partner of Ranch Enterprises, 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 February, 2011, by REGINALD A. TUCK, Vice-President of Southern Land Developement 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.

PAULA L. BARCELO
MY COMMISSION EXPIRES
August 16, 2012

STATE OF TEXAS
COUNTY OF DUVAL
This Final Plat of Toro Creek Ranch Phase 2 subdivision was Reviewed & Approved on this the 14 day of Feb., 2011.

DUVAL COUNTY JUDGE

STATE OF TEXAS
COUNTY OF DUVAL

KNOW ALL MEN BY THESE PRESENTS:

This Final Plat of Toro Creek Ranch Phase 2 was filed for record on the 14 day of February, 2011 at 12:10 O'clock P.M. in ~~Volume~~ Cabinet 2 at ~~Page~~ Envelope 27B of the Plat Records of Duval County, Texas.

DUVAL COUNTY CLERK

FILED FOR RECORD
AT 12:10 O'CLOCK P M
FEB 14 2011
ELODIA M. GARZA
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS
BY DEPUTY

CERTIFICATION BY ADMINISTRATOR OF ON-SITE SEWAGE FACILITIES

I hereby certify that this proposed subdivision is subject to complying with the rules and regulations of the State of Texas and Duval County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30TAC, Chapter 285, OSSF Rules.

Dated this the 14th day of February, 2011.

Designated Representative
for Duval County OSSF

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 480202-0006A 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 portion of Lot 68 which lies in Jim Wells County is within the area referred to as "Zone C" on said FIRM Map "Jim Wells County, Texas (Unincorporated Areas)". For additional information contact the County Flood Plain Administrator.

CERTIFICATION BY FLOOD PLAIN ADMINISTRATOR

I have reviewed and acknowledged the foregoing statement as applicable to the Duval County Flood Prevention Order.

Dated this the 14th day of FEBRUARY, 2011.

Flood Plain Administrator
for Duval County

NOTICE: If a Lot owner desires to place a structure in a flood hazard area as shown on this plat of Toro Creek Ranch, Phase 2, they must obtain a Flood Development Permit from the Flood Plain Administrator for Duval County and conform to the requirements of the Flood Damage Prevention Court Order for Duval County, adopted February 11, 2011.

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 10th day of February, 2011.

STATE OF TEXAS REGISTERED RODNEY W. LITTLE 4394 PROFESSIONAL LAND SURVEYOR

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