FINAL PLAT OF Mesquite Springs Ranch A SUBDIVISION CONTAINING 826.45 ACRES OF LAND, MORE OR LESS, IN MENARD COUNTY, TEXAS, BEING THAT SAME LAND DESCRIBED IN A DEED TO MESQUITE SPRINGS JOINT VENTURE FOUND OF RECORD IN VOLUME 242, PAGE 436 OF THE OFFICIAL PUBLIC RECORDS OF MENARD COUNTY, TEXAS, AND BEING PORTIONS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW: SCALE 1"=400 (Patent acreages are approximate) LEGEND Location of Mesquite Springs Ranch - 1.81 ACRES OF THE W. J. WILKINSON SURVEY NO. 44, ABSTRACT NO. 1151 NOTE: Map is not to any scale (N.T.S.) • 1/2" Iron Stakes with cap marked "LITTLE - 103.90 ACRES OF THE BEATY SEALE AND FORWOOD SURVEY NO. 43, ABSTRACT NO. 152 6163" set at all lot corners & right-of-way - 176.99 ACRES OF THE T. & N. O. R.R. CO. SURVEY NO. 27, ABSTRACT NO. 1202 offsets. All lot corners in the centerline of - 12.96 ACRES OF THE L. LEMIN SURVEY NO. 28, ABSTRACT NO. 1702 the roads are marked with mag spike hubs Basis of Bearings with washers stamped "LITTLE 6163". - 525.11 ACRES OF THE W. J. WILKINSON SURVEY NO. 44, ABSTRACT NO. 1737 Being derived from GPS observations in the Texas State Plane Coordinate System, - 5.68 ACRES OF THE T. & N. O. R.R. CO. SURVEY NO. 23, ABSTRACT NO. 756 O Iron Stake found NAD 1983 Texas Central Zone, made on O Fence Corner Post found September 16th, 2013 (Note: Patent acreages shown in parenthesis) ● 3" diameter metal fence post Surveyor's Note : No Survey was made to reestablish Patent Survey Lines and or Corners. Those shown hereon are Drainage or creekbed X X Fence Line approximate, unless otherwise noted. Note : All visible and/or apparent Overhead Power Line easements and encroachments that were locatable on the ground have been shown on this plat. Always use the Texas One Call System or Apparent underground telephone cable www.texas811.org, before perform --- Patent / Survey Line Eddie Lee Nixon, et ux J. H. Gibson Water Well 670.69 acres Survey No. 53 Vol. 111, Pg. 72 Deed Records of A - 341Menard County, Texas-W. Wilkinson Zimmerman fnd. 1/2" I.S. with cap marked "Raybuck 5666" SEWAGE AND WASTE FACILITIES 587*14'29"E Survey No. 1548 Survey No. 219 0.53 acre under title but outside 0.67 acre under title but outside of fence All sewage and waste facilities existing or to be installed A - 1144or constructed within the subdivision shall comply with all applicable laws, rules, regulations, Court provisions and N89"14'31"E N89'14'31"E 1508.34' N89 14'31"E 1381.58' N89'14'31"E 828.02' requirements as presently exist or as may hereafter 405.95 be adopted. Prior to the installation of any septic system N00°03'39"W a permit must be obtained from the County. 12" dlam. treated 50°09'18"V Lot 12 55.28 WATER NOT PROVIDED TO TRACTS 16.05 acres NOTICE: Water will not be provided to tracts in the subdivision (1.46 acres) 16.05 acres Neither the owner, developer, nor subdivider intends to provide 30-foot wide private road easement for Lots 12 and 27 only Lot 27 a supply of running water to the tracts or lots or owners of the tracts or lots in this subdivision. This limitation does not 15.84 acres Lot 10 affect the water rights pertaining to the individual tracts or lots within the subdivision, nor does it modify or otherwise affect 16.06 acres N89*50'57"E S89°50'57"W FLOOD PLAIN INFORMATION existing water supply facilities, for example, windmills, water tanks, troughs, pipelines, or the rights corresponding thereto. Neither the owner, developer, subdivider, nor Menard County guarantees the availability, depth, or amount of subsurface water on individual tracts or lots within this subdivision. The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as 1017.55 \$85°32'27"W S00°05'24"W (14.60 acres) drainages or creekbeds on this plat may be subject to flooding. S45'00'00"W N89°50'57"E S45'00'00"E 120.00 S89'54'16"W Lot 13 Lot 26 GENERAL NOTICES NO HUNTING FROM ROADS 946.49 15.06 acres 15.06 acres 1) All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way (1.12 acres) on foot or by vehicle, is prohibited on or from the roads shown on this plat, and this prohibition may be enforced 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. Owners must reserve a thirty (30.00) foot wide MESQUITE 166.59 LOOP by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM A PUBLIC ROAD MAY BE 15.82 acres S89*38'38"W N89°50'57"E strip from the center line of the road easement for the Lot 9 1102.29 1105.69 benefit of the land owners in this subdivision and 16.06 acres the Developer, its successors and assigns, for road N00'05'24"E RESTRICTION NOTATION 225.04 The road easements platted hereon are to remain private (14.94 acres) 1043,99 ALL TRACTS OF THE MESQUITE SPRINGS RANCH, SHOWN Lot 25 Lot 14 roads for the sole use and benefit of Mesquite Springs AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS Ranch subdivision property owners and Developer, its 15.06 acres 15.06 acres successors and assigns, for the purpose of ingress N89'59'03"W AS FILED OF RECORD IN THE OFFICIAL RECORDS OF and egress, and for access to utility easements referenced hereon. These private roads HAVE NOT BEEN AND WILL NEVER be dedicated to public use, and Menard County is not responsible for the maintenance of said roads. S00°05'24"W MENARD COUNTY, TEXAS. 945.64 ALL TRACTS OF THE MESQUITE SPRINGS RANCH, SHOWN 1189"50"57"E Lot 29 S89'28'46"W AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, (0.97 acre) AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS 15.83 acres 1102.32 1105.69 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 OF MENARD COUNTY, TEXAS. Lot MESQUITE LOOP 16.06 acres Lot 15 Lot 24 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 1042.25 15.06 acres 15.06 acres S00'16'41"W (15.09 acres)/ the right of ingress and egress for construction, installation and maintenance, without limitation, of all types of utility 244.47'-\$00°05'24"W Brandi Lee Bradford 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 repairs, maintenance or construction or to address an emergency. N89'49'00"W 1428.58 acres S89'18'54"W N89°50'57"E Vol. 238, Pg. 92 Official Public Records of 944.28 Lot 30 1102.36 1105.69 15.83 acres W. Wilkinson Menard County, Texas (0.81 acre) Survey No. 44₹ (Fourth Tr. / 539.54 Ac. Blocking the flow of water or construction improvements in drainage areas, easements, and filling or obstruction of the floodway is prohibited. A - 1737Lot 16 Lot 23 Lot 7 NB9"59'13"E 15.06 acres 15.06 acres 5) 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. 16.06 acres 1040.50 N00°05'24"E 7 239.99 N89°50'57"E (15.25 acres) 589'09'03"W 1102.41 1105.69 6) Menard County shall not be responsible for the maintenance and operation of said drainage ways for the control of 389'32'12"E Lot 31 S00°05'24"W 112.02 15.83 acres 941.86 (0.64 acre) Menard County shall not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flood conditions. Lot 17 Lot 22 15.06 acres 15.06 acres 389"55"14"E Lot 6 W. Wilkinson N00°05'24"E-172.54 16.07 acres N89*50'57"E UTILITY EASEMENT AND BUILDING SETBACK S88*59'12"W Survey No. 44 1105.69 1102.46 S00'05'24"W (15.43 gare) A - 1737S00°24'34"W 265.47 All tracts have a one hundred Lot 32 249.45 (100) foot wide building setback 15.83 acres S89*52'28"E line inside and parallel to the Lot 18 Lot 21 boundary lines of each individual 938.84 15.06 acres SAMPLE 15.06 acres TRACT All tracts have a ten (10.00) foot wide utility easement inside and MESQUITE S00°05'24"W (0.45 acre) M. 10, 25, 15, 1 LOOP N'89'50'57"E parallel to the rear and side S88*52'00"W N13'09'13"E boundary lines of each individual Lot 5 1105.69 1117.90 16.06 acres N13'09'13"E-(SAMPLE TRACT NOT TO SCALE) 156.13 N17'36'09"W (15.61 acre) Lot 33 1ot 20 Lot 19 3" diam. cedar 15.83 acres 15.07 acres 15.04 acres fence post N89°52'37"W N00°05'24"E 267.36' 934.68 James Robert McKinney III and (0.23 acre) 589'48'58"VV 589'46'58"W 589' 48' 58" W 589"48'58"W N89°03'34"W Madelaine Alice McKinney Smith N00°03'39" W 1035.36 W. Wilkinson 538.75 acres 412.84 483.03 537.94 659.43 Vol. 226, Pg. 678 Survey No. 44 MESQUITE fficial Public Records of (15.47 acre) LOOP Lot 4 Menard County, Texas A - 115116.06 acres Lot 34 WADDELL LAN 15.86 gcres Lot 1 16.06 acres (15.83 acres) 16.06 acres 16.06 acres N59'19'00"W 8" diam. cedar N89'35'49"V N89°35'49"W N89°35'49"W 1233.79" 10:00.51 N89°35'49"W \$87°23'07"E S87°23'07"E S30°41'00"W S87°23'07"E (12.72 acre) S89*32'38"W 156.66 30930238") 642.97 (1.60 ac.) 580.04 680.95 16" diam. Live Oak brs. (1.02 acres) 18" diam. Live Oak brs. (0.62 acre) (0.17 acre) (18.20 acres) S71°17'36"W 27,13" S69*32' 38"W \$59*58'21"W 27.06' N59°19'00"W Brandi Lee Bradford 1428.58 acres WADDELL LANE Vol. 238, Pg. 92 Official Public Records o Lot 40 Lot 35 Lot 39 Lot 38 Lot 37 Lot/36 (Second Tr. - 110.57 Ac.) Menard County, Texas 20.91 acras 22.45 acres 21.10 acres 20.90 acres 20.90 acres 20.90 acres Lot 48 (Fifth Tr. - 557.41 Ac.) (19.89 ccres) (20.48 acre) L. Lemin (17.06 acres) 21.16 acres 0 Survey No. 28 Beaty, Seale N.O. R.R. Co. MESQUITE 200 A - 1702Survey No. 43 Survey No. 27 Se 10. A - 152N15°48'12 A - 1202207.08 N00'06'21"E Z MESQUITE S89°31'37"W 296.17 \$76"13"51"W DRIVE 0.25 acre under fence but not S00°05'24"W 999.76 \$89.51,52,00 S8.32,52,00 S9.31,52,00 S83.31,52,00 S89"31"37"W S89"31"37"W S89'31'37"W 403.75 S45'00'00"W 300. (5' 197,69 Cynthia Jane Krouskup N/9-10 22 1319.73 acres 272.81 12.77 272.54 Vol. 238, Pg. 95 STATE OF TEXAS Official Public Records of COUNTY OF KERR Menard County, Texas Lot 47 I, the developer and owner of the land identified by 21.16 acres abstract numbers recorded in the volume & page numbers shown (Seventh Tr. - 209.43 Ac.)/ on this plat, and whose name is subscribed hereto, in Lot 41 Lot 42 person or through a duly authorized agent, acknowledge that this plat was made from a current survey performed 21.14 acres 20.98 acres on the ground and that it is intended that the land will be subdivided as indicated on the plat. No portion of the land (21.15 acres) Lot 43 (14.62 Lot 45 within the subdivision is to be dedicated to public use. I 21.16 acres 21.16 acres 21.16 acres 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 Lot 46 21.16 acres WELL N87'47'23"W mechanics' and material mans' liens, ils pendens or bankruptcy N87°47'23"W 881.98' 16 6.91 **SEPTIC** N87°47'23"W/ **CABIN** 847.08 MESQUITE SPRINGS JOINT VENTURE NA. S81313'28"W N0°18'30"E 228.27' Reginald A. Tuck 22.47 Vice-President and member of Southern Land Development, LLC 0.66 acres under fence but not \$88*13'28"W (0.01 acre N2°30'12"W 42.05 the General Partner of Mesquite Springs Joint Venture a Texas Limited Partnership. 1001 Water Street, Suite B200 S88'13'28"W S88313'28"W 636.47 S88'13'28"W Kerrville, Texas 78028 2" diam, ceda (830)257-5559/257-7692 Fax 390.46 N56'16'22"W Remainder of 178 acres - W. J. Wilkinson - Vol 49 Pg 299 fence post Deed Records of Menard County, Texas STATE OF TEXAS COUNTY OF KERR This instrument was acknowledged before me on the LVL day of ______, 2014, by Reginal A. Tuck, Vice—President of Southern Land Developement LLC., General Partner of Mesquite Springs Joint Venture, a Texas Limited Partnership, d/b/a Mesquite Springs Ranch on behalf of said Mitted Partnership. tary Public, State of Texas Louise Jennings & J.W. Jennings June 12, 2016 Tract 2D: called 129.8 acres Vol. 212, Pg. 191 Official Public Records of Louise Jennings & J.W. Jennings Tract 2E: called 142 acres Menard County, Texas Vol. 212, Pg. 191 Official Public Records of Menard County, Texas 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 MENARD KNOW ALL MEN BY THESE PRESENTS: NOTE: The survey drawing and all ANN KOTHMANN, Clerk of the County Court In and for 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 STATE OF TEXAS COUNTY OF MCMULLEN Menard County, Texas, do hereby certify that this plat of I hereby certify that this plat is an accurate representation and any accompanying documents shall be considered a theft of services and dealt with accordingly. of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent MESQUITE SPRINGS RANCH, dated the 14 easements or encroachments, except as shown hereon. Dated this the 14th day of MARCH , 2014. SOUTHWIEXAS STATE OF TEXAS Menard County, Texas, in Volume ____ 2 Page 50 COUNTY OF MENARD GEOMATICS This plat of MESQUITE SPRINGS RANCH was approved Land Surveying & Mapping Witness my hand and seal of office, at Menard, Texas, by the Commissioner's Court of Menard County, Texas, this the day of Many , 2014. Texas Firm No. 10186900 Stacy L. Little | R.P.L.S. No. 6163 P.O. Box 144 | Calliham | Texas 78007 southtexasgeo@gmail.com County Judge of County Clerk (361) 449-0327 Menard County, Texas Menard County, Texas (C) 2014, South Texas Geomatics Stacy L. Litle

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R.P.L.S. No. 6103

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