

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

THE ROADS, STREETS, DITCHES, BRIDGES, CROSSINGS, CULVERTS, AND OTHER SUCH FACILITIES AND IMPROVEMENTS IN THIS SUBDIVISION ARE HEREBY FULLY AND COMPLETELY RELEASED AND WAIVED BY THE COUNTY TO THE PUBLIC. THE COUNTY IS NOT OBLIGATED TO CONSTRUCT OR MAINTAIN SUCH FACILITIES AND IMPROVEMENTS, NOR IS THE COUNTY OBLIGATED TO PROVIDE ACCESS TO ANY SUCH FACILITIES OR IMPROVEMENTS. THE COUNTY HEREBY FULLY AND COMPLETELY RELEASES AND WAIVES ANY AND ALL SUCH OBLIGATIONS AND LIABILITIES TO ANY, WITH REGARD TO THIS SUBDIVISION.

ALL TRACTS HAVE A 100' WIDE BUILDING,

WATERWELL, AND DRAINFIELD SETBACK LINE AND PARALLEL TO THE BOUNDARY LINES OF INDIVIDUAL TRACT. (THIS SHALL NOT INCLUDE CURRENTLY EXISTING WATERWELLS, DRAINAGE AND BUILDINGS)

ALL TRACTS HAVE A 10 FOOT WIDE UTILITY

EASEMENT INSIDE AND PARALLEL TO THE R
AND SIDE BOUNDARY LINES OF EACH INDIV
TRACT.
(SAMPLE TRACT NOT TO SCALE)

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 PINE 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 THE SUBDIVISION. THE TRACTS OR LOTS ARE ASSIGNED, THESE ROADS ARE NOT PUBLIC ROADS, AND THEIR REPAIR AND MAINTENANCE ARE NOT THE RESPONSIBILITY OF COOK COUNTY.

THE DEVELOPER, LTC RANCH GROUP LTD, RESERVES UNTO THE DEVELOPER, AND THE DEVELOPER'S SUCCESSORS AND ASSIGNS, IT, PERPETUITY, THE FREE AND UNINTERRUPTED USE OF THE PRIVATE ROADS AND TRAILS, AND THE RIGHT TO ASSIGN THE SAME, TO THE COMMON WITH THE OWNERS OF THE TRACTS, THE DEVELOPER SHALL HAVE THE RIGHT TO ASSIGN THE PRIVATE ROAD EASEMENT IN WHOLE OR IN PART, AS THE DEVELOPER DEEMES, INCLUDING BUT NOT LIMITED TO LANDOWNERS ON ADJACENT TRACTS OUTSIDE THE SUBDIVISION

DEDICATION OF UTILITY EASEMENTS

THERE IS HEREBY DEDICATED, GRANTED AND ESTABLISHED A RIGHT OF EASE, IN AND OUTSIDE AND PARALLEL, TO THE BOUNDARY OF EVERY LOT OR LOT WITHIN THIS SUBDIVISION A 10 FOOT WIDE EASEMENT FOR THE USE OF THE NEIGHBORING LOT OR LOTS AND FOR UTILITY PURPOSES, INCLUDING EASEMENT FOR NUISANCE, TO THE NEIGHBORING LOT OR LOTS, TO THE OWNERS OF SAID TRACTS OR LOTS, THEIR HEIRS, SUCCESSIONS, PERSONAL REPRESENTATIVES, AND ASSIGNS, FOR THE PURPOSES OF THE UTILITY SERVICE, TO THE NEIGHBORING LOT OR LOTS, FOR UTILITY SERVICE PURPOSES TO BENEFIT AND TO THE NEIGHBORING LOT OR LOTS, AND SHALL INCLUDE THE INGRESS AND EGRESS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF UTILITY SERVICES, AND DURING PERIODS OF EMERGENCY REPAIR, MAINTENANCE OR CONSTRUCTION, SUCH A WIDTH OF EASEMENT BEYOND THE STATED NUMBER OF FEET AS MAY BE REQUIRED FOR REASONABLE ACCESS TO COMPLETE THE REPAIR, MAINTENANCE OR CONSTRUCTION OR ADDRESS THE EMERGENCY.

SEWAGE AND SEPTIC FACILITIES

THE SEWAGE AND WASTE FACILITIES EXISTING OR TO BE CONSTRUCTED OR INSTALLED BY OWNERS OF LOTS OR LOTS WITHIN THIS SUBDIVISION MUST SATISFY APPLICABLE MINIMUM STATE AND COUNTY LAWS, ORDINANCES, REGULATIONS AND REQUIREMENTS AS CURRENTLY IN EFFECT, WHICH MAY BE IMPLEMENTED OR AMENDED IN THE FUTURE. THESE REQUIREMENTS MAY INCLUDE, FOR EXAMPLE, THE PROVISION OF A SEWAGE TREATMENT PLANT, CONSTRUCTION OR INSTALLATION OF A SEWAGE TREATMENT TANK, SEPTIC TANK, OR SIMILAR FACILITY.

DEVELOPERS CERTIFICATE

1, 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 AN AGENT, HAS BEEN ADVISED BY THE ENGINEER THAT THIS PLAT WAS DRAWN FROM A CURRENT SURVEY PERFORMED ON THE GROUND AND THAT HE INTENDED THAT THE LAND WILL BE SUBDIVIDED AS INDICATED ON THIS PLAT. NO PORTIONS OF THE LAND WITHIN THIS SUBDIVISION IS TO BE DEDICATED TO PUBLIC USE. I FURTHER REPRESENT THAT NO LIENS, TAXES, OR PAST DUES ARE AFFECTING THIS LAND. THE LANDS HERE SUBDIVIDED ARE IN EFFECT OR FREE OF ALL LIENS, INCLUDING, BUT NOT LIMITED TO, JUDGMENT, TAX AND MECHANICS' & MATERIAL MAN'S LIENS, LIS PENDENS OR BANKRUPTCY NOTICES,

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 _____

COUNTY CLERK

THIS FINAL PLAT OF PECAN SPRINGS RAN
REVIEWED AND APPROVED ON THIS THE
Dec 2016

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

CRAFT SURVEYING & MAPPING CO. LLC
P.O. BOX 215 BRADY, TEXAS 76825
WWW.CRAFTSURVEYING.COM
(254) 792-9500
FIRM REG. NO. 10194081

SURVEYOR'S NOTES:

1. BEARINGS, DISTANCES & ACRES ARE GRID, NAD 83 US TX CENTRAL ZONE AND ARE DERIVED FROM GPS OBSERVATIONS.
2. THERE MAY BE IMPROVEMENTS AND OR EASEMENTS NOT SHOWN HEREON
3. IRON RODS SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "TX RPLS 6476". 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.

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

JONATHAN LEVI CRAFT
PROFESSIONAL LAND SURVEYOR
NO. 6476
DATE 11-7-2016

PROJECT NO. 16-1021

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

SURVEYOR'S NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE AND ARE DERIVED FROM GPS OBSERVATIONS.

2. THERE MAY BE IMPROVEMENTS AND/OR EASEMENTS NOT SHOWN HEREON.

3. IRON RODS SET 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "TX RPLS 6746". IRON RODS WERE SET BEFORE THE OCCURRENCE OF ANY ROAD CONSTRUCTION. THERE MAY BE MAINTENANCE REQUIRED TO MAINTAIN POSITION.

4. ALL MATTERS OF TITLE ARE EXCEPTED.

5. THIS SURVEY WAS MADE FOR THE SOLE AND EXCLUSIVE USE OF THE DEVELOPER.

6. FENCES SHOWN HEREON MEANDER AND SHOULD NOT BE ASSUMED TO BE ON A DEED PROPERTY LINE.

7. 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 MARKS AND SHOULD NOT BE RELIED UPON AS ALUMINUM CAPS. THEY ARE FOR GENERAL AESTHETIC PURPOSES ONLY.

Rev1

J. BENSON
SURVEY NO. 1
ABSTRACT NO. 1268

(2023 AC
179/52
C.C.D.R.

N. STEWART SURVEY
ABSTRACT NO. 629

 **REBECCA SCHMIDT**
Notary Public, State of Texas
Comm. Expires 03-03-2020
Notary ID 130555669