

PECAN SPRINGS RANCH

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

UTILITY EASEMENT AND BUILDING SETBACK

ALL TRACTS HAVE A 100' WIDE BUILDING, WATERWELL, AND DRAINAGE SETBACK LINE INSIDE AND PARALLEL TO THE BOUNDARY LINES OF EACH INDIVIDUAL TRACT. THIS SHALL NOT INCLUDE CURRENTLY EXISTING WATERWELLS, DRAINAGE LINES, 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 LIGHTLY TRAVELED ROADS. SINCE 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 HEREIN. 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, PIPE LINES, 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 SHALL INURE TO THE MUTUAL AND RECIPROCAL BENEFIT OF THE OWNERS OF SAID TRACTS OR LOTS, THEIR SUCCESSORS, PERSONAL REPRESENTATIVES, AND ASSIGNS, FOREVER, AND WHICH EASEMENTS ON EVERY TRACT OR LOT MAY BE USED FOR UTILITY SERVICE PURPOSES TO BENEFIT ANY OF THE 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 LURING PERIODS OF EMERGENCY OR REPAIR/MAINTENANCE OR CONSTRUCTION, SUCH ADDITIONAL WIDTH 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 SHALL BE SUBJECT TO THE APPLICABLE MINIMUM STATE AND COUNTY LAWS, RULES, REGULATIONS AND ORDINANCES 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 FACILITIES.

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 TO BE ENFORCED AGAINST THE LAND TO JUDGMENT, TAX AND MECHANIC'S AND MATERIAL MAN'S LIENS, LIAS PENSUS OR BANKRUPTCY NOTICES.

REGINALD A. TUCK
LTC. RANCH GROUP
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

REBECCA SCHMIDT
Notary Public, State of Texas
Comm. Expires 03-03-2020
Notary ID 130565869

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COUNTY OF KERR

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