

Honey Creek Ranch Subdivision

(Patent Acreages are Approximate)

- 2352.61 AC.
GRANDE RANCH HOLDINGS LLC
Vol. 649 Pg. 270
O.P.R., D.C., TX

H. & G. N. R. R. CO.
SURVEY No. 429
ABSTRACT No. 308

199.65 A
ESTEBAN M. C
Vol. 445 Pg.
O.R., D.C.,

80.47 AC.
TODD
Vol. 283 Pg. 72
O.R., D.C., TX

Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	102.59'	S 25°50'25" W	L11	181.95'	N 01°28'55" E	L21	293.05'	S 00°16'19" W	L31	586.57'	N 24°05'53" E
L2	176.97'	S 29°16'00" W	L12	76.84'	N 21°46'13" E	L22	125.04'	S 00°16'19" W	L32	121.36'	S 14°00'03" W
L3	50.59'	S 67°39'41" E	L13	181.83'	N 34°46'45" E	L23	102.35'	S 08°54'49" W	L33	373.88'	S 55°25'45" E
L4	96.47'	N 88°40'33" W	L14	25.17'	S 31°13'29" W	L24	177.78'	S 56°31'41" W	L34	401.96'	N 87°38'40" W
L5	51.29'	S 15°52'24" W	L15	79.11'	S 09°29'35" W	L25	76.92'	S 65°38'07" W	L35	552.07'	S 82°18'48" E
L6	76.24'	S 08°55'16" E	L16	77.51'	S 10°30'04" E	L26	77.01'	S 80°48'32" W			
L7	51.53'	S 12°04'09" W	L17	198.96'	S 29°48'48" E	L27	112.57'	S 22°22'44" W			
L8	340.52'	N 04°19'11" E	L18	218.88'	S 29°48'48" E	L28	71.16'	S 10°00'16" E			
L9	177.76'	N 24°23'42" E	L19	103.50'	S 16°58'17" E	L29	316.39'	N 10°12'01" W			
L10	51.82'	N 13°31'51" E	L20	99.64'	S 02°26'01" E	L30	238.56'	N 02°56'28" E			

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 lots or the owners of the tracts or lots in this subdivision. A supply of running water is the responsibility of the individual owners of the tracts or lots in this subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within this 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.

SEWAGE AND WASTE 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.

ROADS AND STREETS

DUAL COUNTY NOT TO MAINTAIN
SUBDIVISION ROADS: The roads, streets,
ditches, bridges, crossings, culverts and other
such facilities and improvements within this
County shall not be the responsibility of the County
use and Duval 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. The County shall provide no subdivisions.
FURTHERMORE, no acceptance or approval by the
County of this plot does not imply, nor shall same
be construed as, an acceptance of dedication to
the public of any such facilities and
improvements in 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 or
other such facilities and improvements; and the
County is hereby fully and completely released and
relieved of any and all obligations and responsibilities,
if any, with regard to this subdivision.

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.
- 2) The road easements platted herein are to remain private roads for the sole use and benefit of HONEY CREEK RANCH subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility services referenced herein. The Developer, Rivermont Enterprises, LTD., reserves unto the Developer, and the Developer's successors and assigns, in perpetuity, the full and undisturbed use of the private road easements in 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 to other owners of the subdivision, but not limited to landowners on adjacent tracts outside of the subdivision.
- 3) There is hereby dedicated, granted, and established inside and parallel to the boundary of every tract or lot within this subdivision a ten (10.00) foot wide strip of land for utility purposes, which easements shall inure to the benefit of all other owners of the subdivision 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 other owner of the subdivision, but not 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 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.

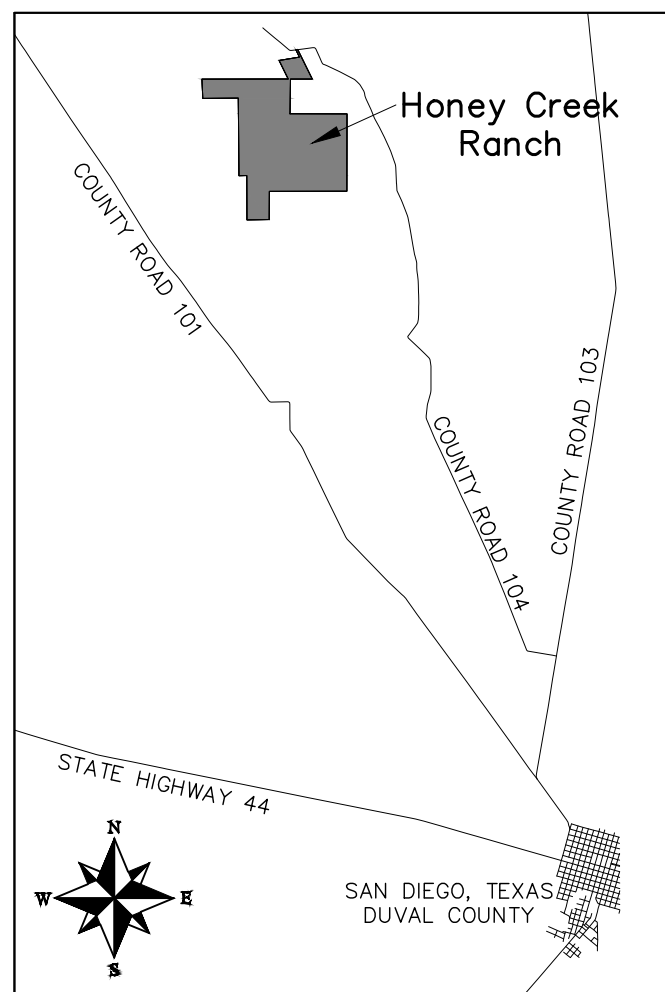
RESTRICTION NOTATION

NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS: 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 are filed of record in the real estate or plat records of Duval County, Texas. All tracts in this subdivision are subject to easements, reservations,

SURVEYOR'S NOTES:

PROPERTY SUBJECT TO THE FOLLOWING EASEMENTS

1. R.O.W. EASEMENT TO NUECES ELECTRIC COOPERATIVE, INC.
VOLUME 116, PAGE 479, D.R.D.C., TX. - BLANKET
2. PIPELINE EASEMENT TO HOUSTON PIPE LINE COMPANY,
VOLUME 25, PAGE 605, D.R.D.C., TX. - BLANKET ABSTRACT No. 308
3. PIPELINE EASEMENT TO SINCLAIR REFINING COMPANY,
VOLUME 61, PAGE 353, D.R.D.C., TX. - BLANKET ABSTRACT No. 1567
4. R.O.W. EASEMENT TO SINCLAIR REFINING COMPANY,
VOLUME 71, PAGE 594, D.R.D.C., TX. - BLANKET ABSTRACT No. 1567
AND ABSTRACT No. 1593
5. R.O.W. EASEMENT TO COUNTY OF DUVAL,
VOLUME 146, PAGE 189, D.R.D.C., TX. - AS SHOWN ABSTRACT No. 308



Location of HONEY CREEK RANCH Subdivision
NOTE: Map is not to any scale (N.T.S.)