

**J. ERWIN
SURVEY 607
ABSTRACT No. 855**

- LEGEND**
- PLAT LINES
 - SET 1/2" DIAM. REBAR W/ CAP MARKED "RPLS/6418"
 - SET 1/2" DIAM. REBAR W/ ALUMINUM CAPS AT LOT CORNERS
 - FOUND MONUMENT
 - OSTENSIBLE SURVEY LINES
 - ELECTRIC UTILITY
 - FENCE
 - ADJOINERS
 - ACCESS EASEMENTS
 - ROADWAY

PREPARED FOR:
Ranch Enterprises Ltd.
1001 Water Street, Ste. 200B
KERRVILLE, TEXAS 78028

PURPOSE OF SURVEY:
SUBDIVISION

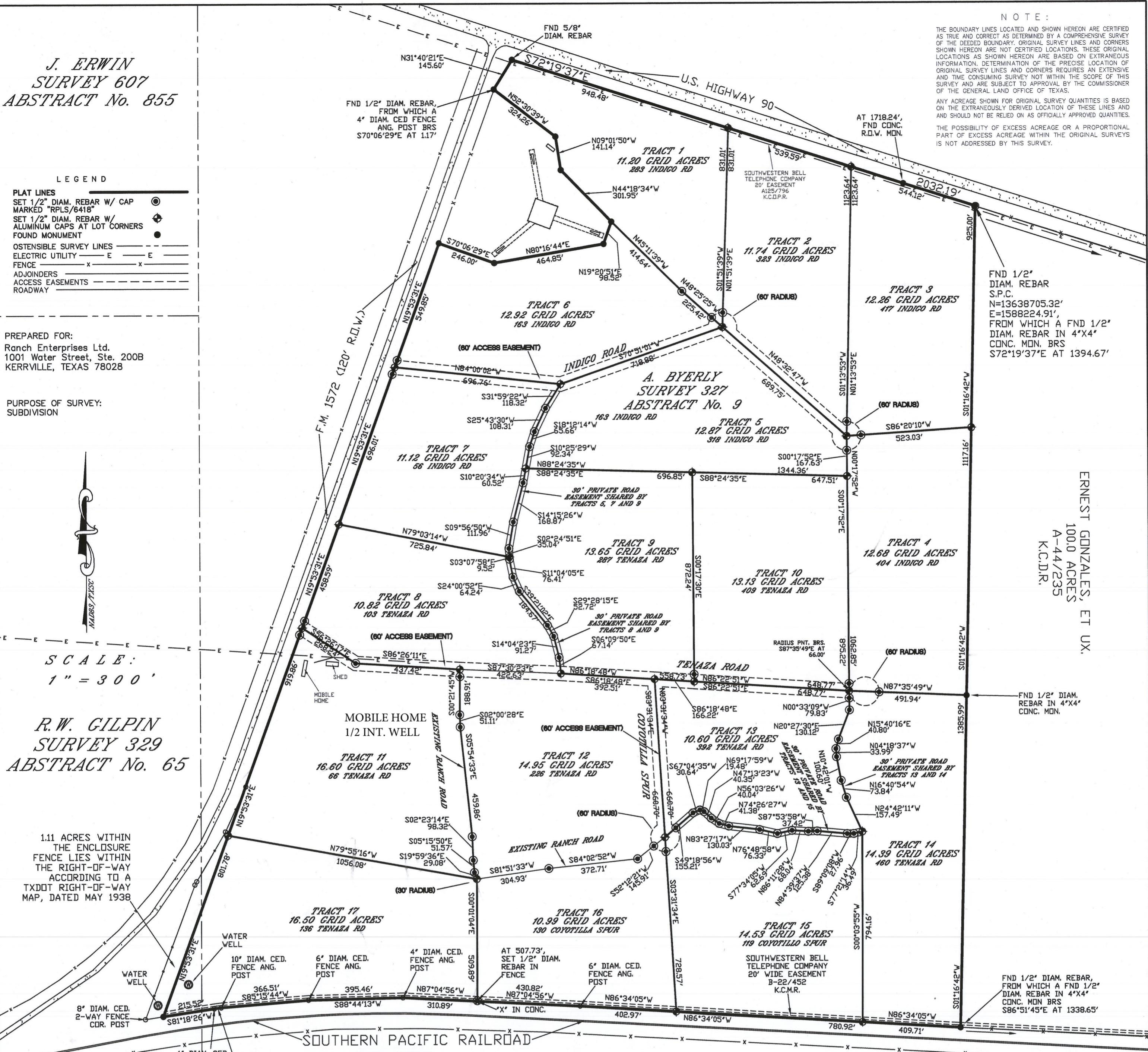


SCALE:
1" = 300'

**R. W. GILPIN
SURVEY 329
ABSTRACT No. 65**

1.11 ACRES WITHIN THE ENCLOSURE FENCE LIES WITHIN THE RIGHT-OF-WAY ACCORDING TO A TxDOT RIGHT-OF-WAY MAP, DATED MAY 1938

NOTE:
THE BOUNDARY LINES LOCATED AND SHOWN HEREON ARE CERTIFIED AS TRUE AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY OF THE DEEDED BOUNDARY ORIGINAL SURVEY LINES AND CORNERS SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL LOCATIONS AS SHOWN HEREON ARE BASED ON EXTRANEUS INFORMATION. DETERMINATION OF THE PRECISE LOCATION OF ORIGINAL SURVEY LINES AND CORNERS REQUIRES AN EXTENSIVE AND TIME CONSUMING SURVEY NOT WITHIN THE SCOPE OF THIS SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER OF THE GENERAL LAND OFFICE OF TEXAS.
ANY ACRES SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED ON THE EXTRANEUSLY DERIVED LOCATION OF THESE LINES AND SHOULD NOT BE RELIED ON AS OFFICIALLY APPROVED QUANTITIES.
THE POSSIBILITY OF EXCESS ACRES OR A PROPORTIONAL PART OF EXCESS ACRES WITHIN THE ORIGINAL SURVEYS IS NOT ADDRESSED BY THIS SURVEY.



FND 1/2" DIAM. REBAR S.P.C. N=13638705.32' E=1588224.91', FROM WHICH A FND 1/2" DIAM. REBAR IN 4"X4" CONC. MON. BRS S72°19'37"E AT 1394.67'

ERNEST GONZALES, ET UX.
1000 ACRES
A-44/235
K.C.D.R.

FND 1/2" DIAM. REBAR IN 4"X4" CONC. MON.

FND 1/2" DIAM. REBAR, FROM WHICH A FND 1/2" DIAM. REBAR IN 4"X4" CONC. MON. BRS S86°51'45"E AT 1338.65'

UTILITY EASEMENT AND BUILDING SETBACK

ALL TRACTS HAVE A 100' WIDE BUILDING, WATERWELL, AND DRAINFIELD SETBACK LINE INSIDE AND PARALLEL TO THE BOUNDARY LINES OF EACH INDIVIDUAL TRACT. THIS SHALL NOT INCLUDE CURRENTLY EXISTING WATERWELLS, DRAINFIELDS 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)

DEVELOPER'S CERTIFICATE

I, THE DEVELOPER OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN IN 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 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 OF RECORD INCLUDING, BUT NOT LIMITED TO JUDGMENT, TAX AND MECHANIC'S & MATERIAL MAN'S LIENS, LIS PENDENS OR BANKRUPTCY NOTICES.

Reginald G. Tuck
L.T.C. RANCH GROUP
REGINALD A. TUCK
VICE-PRESIDENT AND MEMBER OF

OWNERSHIP OF ROADS-HUNTING FROM ROADS PROHIBITED

ALL ROADS WITHIN DOS SENDEROS ARE HEREBY DEDICATED AS PERPETUAL PRIVATE ACCESS EASEMENTS TO AND FOR THE BENEFIT OF THE OWNERS AND DEVELOPER OF THE TRACTS OR LOTS WITHIN THIS SUBDIVISION, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. THESE ROADS ARE NOT PUBLIC ROADS, AND THEIR REPAIR AND MAINTENANCE ARE NOT THE RESPONSIBILITY OF KINNEY COUNTY. THE DEVELOPER, LTC RANCH GROUP, LTD. RESERVES UNTO THE DEVELOPER, AND THE DEVELOPER'S SUCCESSORS AND ASSIGNS, IMPERPETUITY, THE FREE AND UNRESTRICTED USE OF THE PRIVATE ROADS EASEMENTS WITHIN THE SUBDIVISION. NO BE USED IN COMMON WITH THE OWNER OF THE TRACTS. THE DEVELOPER SHALL HAVE THE RIGHT TO ASSIGN THE PRIVATE ROAD EASEMENTS IN WHOLE OR IN PART, AS THE DEVELOPER CHOOSES, INCLUDING BUT NOT LIMITED TO LANDOWNERS IN ADJACENT TRACTS OUTSIDE THE SUBDIVISION.

HUNTING OF ALL KINDS FOR ALL GAME OR OTHER ANIMALS WHETHER ON FOOT OR BY VEHICLE IS PROHIBITED ON OR FROM SUBDIVISION ROADS AND THIS PROHIBITION MAY BE ENFORCED BY PERMANENT INJUNCTION IN ANY CIVIL COURT OF COMPLETE JURISDICTION. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.

ALL BEEDS CONTRACTS FOR SALE, CONTRACTS FOR BEED, OR SIMILAR INSTRUMENTS PERTAINING TO THE CONVEYANCES OR PROPOSED CONVEYANCES OF LOTS OR TRACTS WITHIN THIS NOTICE, AND THIS NOTICE SHALL CONTROL AND TAKE PRECEDENCE OVER LIMITED, CONTRARY OR CONFLICTING TERMS IN SUCH INSTRUMENTS.

NO FENCES, BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED WITHIN THE RIGHT-OF-WAY OF ANY ROAD EASEMENT SHOWN HEREON.

DEDICATION OF UTILITY EASEMENTS

THERE IS HEREBY DEDICATED, GRATED 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 EASEMENTS SHALL INURE TO THE MUTUAL AND RECIPROCAL BENEFIT OF THE OWNERS OF SAID TRACTS OR LOTS, THEIR HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES, AND ASSIGNS. HOWEVER, 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 THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE, WITHOUT LIMITATION, OF ALL TYPES OF UTILITY 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 THE REPAIR, MAINTENANCE OR CONSTRUCTION OR ADDRESS THE EMERGENCY.

SEWERAGE AND SEPTIC FACILITIES

THE SEWERAGE AND SEPTIC 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 SEWER SYSTEM, SEPTIC TANK, OR SIMILAR FACILITY.

COMMISSIONER'S COURT

I, THE COUNTY JUDGE OF KINNEY COUNTY, TEXAS, HEREBY INDICATE APPROVAL OF THIS FINAL PLAT OF DOS SENDEROS SUBDIVISION AND ANY SUPPORTING DOCUMENTS AND MATERIALS BY THE COMMISSIONER'S COURT OF KINNEY COUNTY, TEXAS.

14 November
Tully Stahon
HONORABLE TULLY STAHON, KINNEY COUNTY JUDGE

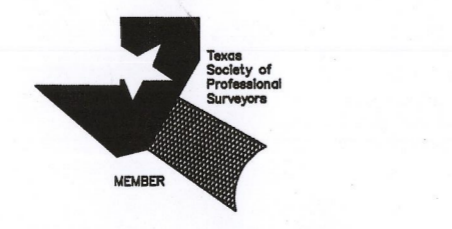
DATE PLAT FIRST SUBMITTED TO COMMISSIONER'S COURT, 2016
DATE PLAT FIRST CONSIDERED BY COMMISSIONER'S COURT, 2016
DATE PLAT APPROVED BY COMMISSIONER'S COURT, 2016

DOS SENDEROS RANCH

Being a Subdivision containing 220.96 grid acres of land lying in Kinney County, Texas, being out of and a part of A. Byerly Survey 327, Abstract No. 9, being out of and parts of A. Byerly Survey 327, Abstract No. 9 and R. W. Gilpin Survey 329, Abstract No. 65, and also being comprised of a composite of those same certain tracts called 98.61 acres as described in conveyance document to LTC RANCH GROUP, LTD., recorded in Volume 219, Page 113 of the Kinney County Official Public Records, and 122.35 acres as described in conveyance document to LTC RANCH GROUP, LTD., recorded in Volume 219, Page 119 of the Kinney County Official Public Records, Kinney County, Texas.

NOTES:

IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.
1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.



WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.
D. G. Smyth & Co. Inc. FIRM #10008800

1022 GARNER FIELD RD.
SUITE C
UVALDE, TEXAS 78801
PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY D. G. SMYTH & CO., INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED, COPYRIGHT 2016, D.G. SMYTH AND CO., INC. ©

DEED RESTRICTIONS

ALL LANDS WITHIN THIS SUBDIVISION IS SUBJECT TO CERTAIN BEED 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 KINNEY COUNTY, TEXAS. ALL TRACTS IN THIS SUBDIVISION ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS OF RECORD IN THE REAL ESTATE RECORDS OF KINNEY COUNTY, TEXAS.

WATER NOT PROVIDED TO TRACTS

NOTICE: WATER WILL NOT BE PROVIDED TO TRACTS IN SUBDIVISION WHETHER THE OWNER, DEVELOPER, OR SUBDIVISION 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 TRENCHES, WATER PIPELINES, OR THE RIGHTS CORRESPONDING THERETO.

ROAD AND EASEMENT NOTATIONS

1. THE ROAD EASEMENTS SHOWN HEREON ARE TO REMAIN PRIVATE ROADS FOR THE SOLE USE AND BENEFIT OF DOS SENDEROS SUBDIVISION PROPERTY OWNERS AND DEVELOPERS, ITS SUCCESSORS AND ASSIGNS. FOR THE PURPOSE OF INGRESS AND EGRESS, AND FOR ACCESS TO UTILITY EASEMENTS REFERENCED HEREON.

2. ROAD EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED AS UTILITY EASEMENTS AND A TEN (10) 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, WHICH EASEMENTS SHALL INURE TO THE MUTUAL AND RECIPROCAL BENEFIT OF THE OWNERS OF SAID TRACTS OR LOTS, THEIR HEIRS, SUCCESSORS AND ASSIGNS. HOWEVER, 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 THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE, WITHOUT LIMITATION, OF ALL TYPES OF UTILITY 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.

STATE OF TEXAS
COUNTY OF KINNEY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th day of Oct. 2016 by REGINALD A. TUCK, VICE PRESIDENT OF SOUTHERN LAND DEVELOPMENT LLC, GENERAL PARTNER OF LTC RANCH GROUP, A TEXAS LIMITED PARTNERSHIP, D/B/A DOS SENDEROS SUBDIVISION ON BEHALF OF SAID LIMITED PARTNERSHIP.

Rebecca Schmidt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON . . . 2020

COUNTY CLERK
THIS FINAL PLAT OF DOS SENDEROS SUBDIVISION WAS REVIEWED AND APPROVED ON THIS 14 DAY OF Nov. 2016.
Isela Kambh
ISELA SANDOVAL, KINNEY COUNTY CLERK

REBECCA SCHMIDT
Notary Public, State of Texas
Comm. Expires 03-03-2020
Notary ID 130565569

STATE OF TEXAS
REGISTERED
6418
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF UVALDE:

I, MARK E. LOGBRINCK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.

COMPLETED: SEPTEMBER 2, 2016

Mark E. Logbrinck
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8418

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
1000 PARK 35 CIRCLE
BLDG. A, SUITE 156 MC 230
AUSTIN, TEXAS 78753