



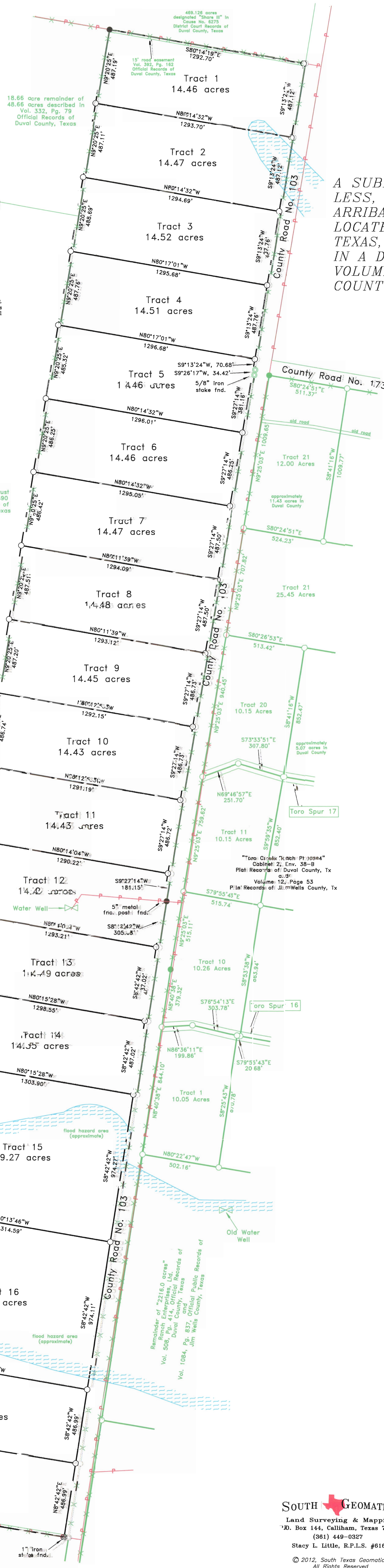
SCALE ONE INCH EQUALS 300.00 FEET  
Graphical Scale is in Feet

BEARING NOTATION  
BASIS OF BEARINGS WERE DERIVED FROM TRUE NORTH OBSERVATIONS USING G.P.S. (TRIMBLE) R.T.K. SYSTEM ON AUGUST 12, 2012.

**LEGEND**

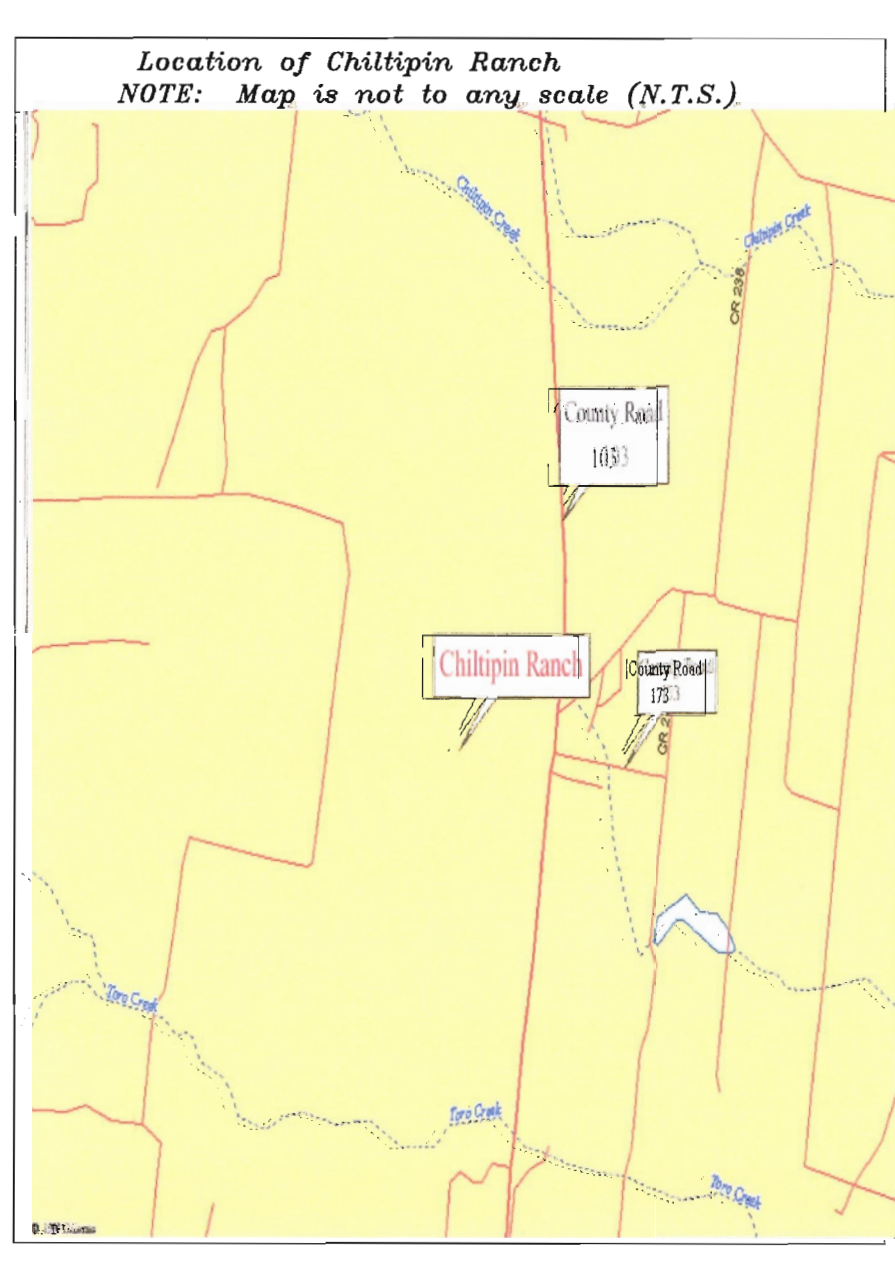
- Iron Stake set with cap marked "6163"
- Iron Stake found
- ⊙ 2" diameter iron pipe found
- ⊙ Fence Corner Post
- ⊙ Water Well
- Fence Line
- Overhead Power Line
- Approximate boundary of special flood hazard area as scaled from FEMA flood map

**NOTE:**  
This plat was completed without benefit of a current title commitment. This property may be affected by easements or other matters of record in the Official Records of Duval County, and/or Jim Wells County, Texas.



## SUBDIVISION PLAT OF Chiltipin Ranch

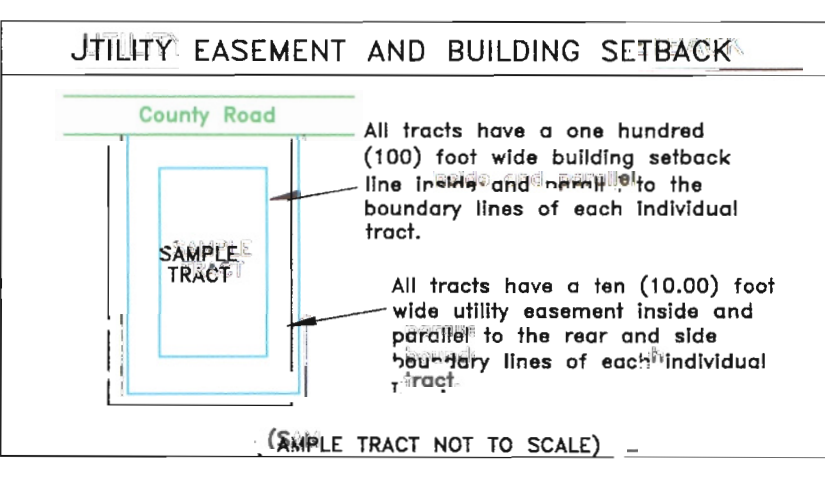
A SUBDIVISION CONTAINING 291.34 ACRES OF LAND, MORE OR LESS, IN DUVAL COUNTY, TEXAS, OUT OF THE "SAN DIEGO DE ARRIBA" GRANT, ABSTRACT NO. 212. SAID 291.34 ACRES BEING LOCATED NORTH OF THE CITY OF SAN DIEGO, DUVAL COUNTY, TEXAS, AND BEING A PORTION OF THAT 298.88 ACRES DESCRIBED IN A DEED TO RANCH ENTERPRISES, LTD. FILED OF RECORD IN VOLUME 552, PAGE 575 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS.



**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 the Chiltipin Ranch subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within the subdivision.

**SEWAGE AND WASTE FACILITIES**  
All sewage and waste facilities existing or to be installed or constructed within the subdivision shall comply with all applicable laws, rules, regulations, Court provisions and requirements as presently exist or as may hereafter be adopted. Prior to the installation of any septic system a permit must be obtained from the County.

**EASEMENT NOTATIONS:**  
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 owners 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 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.



**FLOOD PLAIN INFORMATION**  
Approximate location of "special flood hazard area" shown on this plat was scaled from "Zone A" as shown on FIRM Map "Duval County, Texas (Unincorporated Areas)", Panel Number 480202-0006A Effective Date May 1, 1987, base flood elevations have not been determined. The land shown in the "flood hazard area" lies within the areas referred to as "Zone A" on said FIRM maps. For additional information contact the County Flood Plain Administrator.

**CERTIFICATION BY FLOOD PLAIN ADMINISTRATOR**  
I have reviewed and acknowledged the foregoing statement as applicable to the Duval County Flood Prevention Order.  
Dated this the 13th day of Aug, 2012.  
*Reginald A. Tuck*  
Flood Plain Administrator  
for Duval County

**NOTICE:** If a Lot owner desires to place a structure in a flood hazard area as shown on this plat of Chiltipin Ranch subdivision, they must obtain a Flood Development Permit from the Flood Plain Administrator for Duval County and conform to the requirements of the Flood Damage Prevention Court Order for Duval County, adopted February 11, 2011.

**CERTIFICATION BY ADMINISTRATOR OF ON-SITE SEWAGE FACILITIES**  
I hereby certify that this proposed subdivision is subject to compliance with the rules and regulations of the State of Texas and Duval County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the SOTAC, Chapter 285, OSSF Rules.  
Dated this the 13th day of Aug, 2012.  
*Paul Chapp*  
Designated Representative  
for Duval County OSSF

**STATE OF TEXAS**  
COUNTY OF DUVAL  
This Final Plat of Chiltipin Ranch subdivision was Reviewed and Approved on this the 13th day of Aug, 2012.  
*Paula L. Barcelo*  
DUVAL COUNTY JUDGE

**STATE OF TEXAS**  
COUNTY OF DUVAL  
KNOW ALL MEN BY THESE PRESENTS:  
This Final Plat of Chiltipin Ranch subdivision was filed for record on the 13th day of Aug, 2012 at 11:20 o'clock A.M. in Cabinet #2 Envelope 79B of the Plat Records of Duval County, Texas.  
*Reginald A. Tuck*  
DUVAL COUNTY CLERK

**RESTRICTION NOTATION**  
ALL TRACTS OF THE CHILTIPIN RANCH SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS.

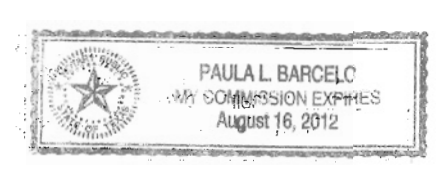
ALL TRACTS OF THE CHILTIPIN RANCH SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS.

**STATE OF TEXAS**  
COUNTY OF KERR  
I, the developer and owner of the land identified by abstract numbers recorded in the volume & page numbers shown on this 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 portion of the land within the 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 mechanics and material liens, liens pendens or bankruptcy notices.

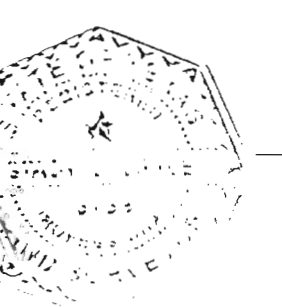
*Reginald A. Tuck*  
RANCH ENTERPRISES, LTD.  
Reginald A. Tuck  
Vice-President and member of  
Southern Land Development, LLC  
the General Partner of Ranch Enterprises, Ltd., a Texas Limited Partnership,  
1001 Water Street, Suite B200  
Kerrville, Texas 78028  
(830)257-5559/257-7632 Fax

**STATE OF TEXAS**  
COUNTY OF KERR  
This instrument was acknowledged before me on the 10th day of August, 2012, by REGINALD A. TUCK, Vice-President of Southern Land Development LLC, General Partner of Ranch Enterprises, Ltd., a Texas Limited Partnership, 4/8/12, Creek Bend Ranch on behalf of said Limited Partnership.

*Paula L. Barcelo*  
Paula L. Barcelo  
Notary Public in & for the State of Texas  
My Commission Expires on 20 \_\_\_\_\_, 20\_\_\_\_.



**STATE OF TEXAS**  
COUNTY OF MCULLEN  
I hereby certify that this plat is an accurate representation of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent easements or encroachments, except as shown hereon.  
Dated this the 1st day of July, 2012.



*Stacy L. Little*  
Stacy L. Little  
P.L.S. No. 6163  
South Texas Geomatics  
and Surveying & Mapping  
P.O. Box 144  
Calliham, Texas 78007  
(361) 449-0327

**SOUTH TEXAS GEOMATICS**  
Land Surveying & Mapping  
P.O. Box 144, Calliham, Texas 78007  
(361) 449-0327  
Stacy L. Little, R.P.L.S. #6163  
© 2012, South Texas Geomatics  
All Rights Reserved