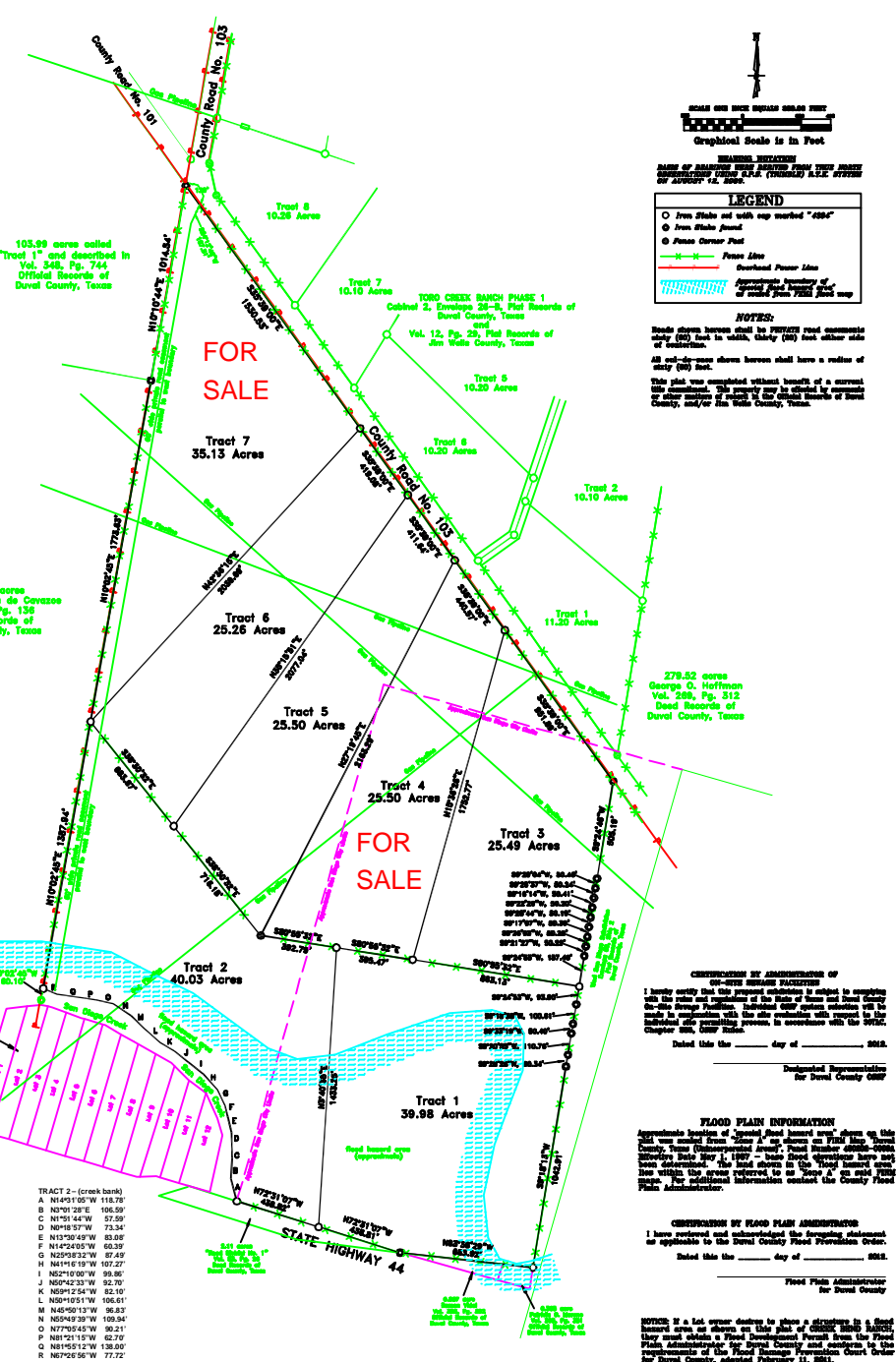


SUBDIVISION PLAT OF Creek Bend Ranch

A SUBDIVISION CONTAINING 216.89 ACRES OF LAND, MORE OR LESS, IN DUVAL COUNTY, TEXAS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, AND BEING A SOUTHERLY PORTION OF THAT LAND CALLED "2216.0 ACRES" AND DESCRIBED IN A DEED TO RANCH ENTERPRISES, LTD FILED OF RECORD IN VOLUME 508, PAGE 414 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS, AND IN VOLUME 1084, PAGE 837 OF THE OFFICIAL PUBLIC RECORDS OF JIM WELLS, COUNTY, TEXAS.



105.99 acres called "Tract 1" and described in Vol. 348, Pg. 744 Official Records of Duval County, Texas

68.00 acres called "Tract 1" and described in Vol. 136, Pg. 136 Official Records of Duval County, Texas

REMARKS:
BASIS OF SURVEY: BEING DERIVED FROM THE SURVEY OF SAN DIEGO DE ABAJO (FRONTS) A.B.E. SYSTEM OF AUGUST 12, 1804.

LEGEND

- Iron Stake and with cap marked "GSA"
- Iron Stake found
- ⊙ Iron Corner Post
- ⊙ Iron Corner Post
- Power Line
- Overland Power Line
- Easement Boundary Line
- Easement Boundary Line of record from 1922 Plat map

NOTES:
Roads shown hereon shall be 17'0" wide road easement way (50) feet in width, 10'0" (50) feet either side of easement.
All easement shown hereon shall have a radius of 60' (50) feet.
This plat was compiled without benefit of a current or approximate survey of the land shown on this plat. The accuracy of any data obtained by reference to this plat, and/or the Wells County, Texas, and/or the Wells County, Texas.

278.52 acres George O. Hoffman Vol. 288, Pg. 312 Deed Records of Duval County, Texas

FOR SALE

FOR SALE

CONSTRUCTION OF ON-SITE SEWAGE FACILITIES
I hereby certify that the 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 by the owner of the lots within the subdivision with respect to the individual site plans with the approval of the STATE, Chapter 265, Other rules and regulations, in accordance with the STATE, Chapter 265, Other rules and regulations.

Dated this the _____ day of _____, 2012.

Designated Representative for Duval County OSSF

FLOOD PLAIN INFORMATION
Approximate location of "Special Flood Hazard Area" shown on this plat was derived from "Special Flood Hazard Area" Flood Insurance Rate Study (FIRMS) dated 1987 - have flood elevations have not been determined. The land shown in the "Special Flood Hazard Area" within the area referred to as "Zone A" on said 1987 map. For additional information contact the County Flood Plain Administrator.

CONSTRUCTION OF FLOOD PLAIN AMENDMENT
I have reviewed and acknowledged the foregoing statement as applicable to the Duval County Flood Prevention Order.

Dated this the _____ day of _____, 2012.

Flood Plain Administrator for Duval County

NOTICE: If a lot owner desires to place a structure in a Special Flood Hazard Area as shown on this plat of record, the lot owner must obtain a Flood Development Permit from the Flood Plain Administrator for Duval County and conform to the requirements of the Flood Damage Prevention Ordinance of Duval County, adopted February 11, 2011.

TRACT 2--(creek bank)

A	N14°01'02"W	118.73'
B	N2°01'28"E	106.59'
C	N1°51'24"W	57.59'
D	N0°48'57"W	73.34'
E	N13°30'49"W	83.08'
F	N14°24'05"W	62.33'
G	N25°03'32"W	87.49'
H	N41°16'19"W	107.27'
I	N2°10'07"W	99.86'
J	N50°42'33"W	92.70'
K	N0°01'24"W	82.10'
L	N50°10'51"W	106.61'
M	N45°50'13"W	96.83'
N	N50°49'39"W	109.94'
O	N7°05'45"W	90.21'
P	N81°21'15"W	62.72'
Q	N81°55'27"W	138.00'
R	N81°26'56"W	77.72'