

ROADS & STREETS:

RESTRICTION NOTATION:

KIMBLE COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: THE ROADS, STREETS, ALLEYS, DITCHES, BRIDGES, CULVERTS OR ANY OTHER SUCH FACILITIES WITHIN THIS SUBDIVISION MAY BE DEDICATED TO THE USE OF THE OWNERS OF THE LAND IN THE REPLAT OF TRACTS 26, 27 & 28, BIG DRAW RANCHES, BUT SHALL NOT BE DEDICATED TO THE USE OF THE PUBLIC.

ALL TRACTS OF THE SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH AND OF RECORD IN VOLUME 161 PAGE 390, DEED RECORDS OF KIMBLE COUNTY, TEXAS

KIMBLE COUNTY SHALL NEVER BE OBLIGED OR OBLIGATED IN ANY WAY TO CONSTRUCT ROADS, STREETS, ALLEYS, DITCHES, BRIDGES, CULVERTS OR ANY OTHER SUCH FACILITY WITHIN THE SUBDIVISION, OR TO MAINTAIN OR REPAIR THE SAME, NOR SHALL KIMBLE EVER BE OBLIGED OR OBLIGATED TO CONSTRUCT, MAINTAIN OR REPAIR ANY NON-COUNTY ROADS WHICH PROVIDE ACCESS TO THE SUBDIVISION.

NOTICE: WATER WILL NOT BE PROVIDED TO TRACTS OF LAND WITHIN THE REPLAT OF TRACTS 26, 27 & 28, BIG DRAW RANCHES

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THE APPROVAL OF KIMBLE COUNTY REGARDING THE FILING OF THE REPLAT OF TRACTS 26, 27 & 28, BIG DRAW RANCHES, SHOWN AND PLATTED HEREON, SHALL NOT BE CONSTRUED AS ACCEPTANCE OF ANY OBLIGATION WHATSOEVER ON THE PART OF KIMBLE COUNTY FOR THE MAINTENANCE OR REPAIR OF ROADS OR STREETS OR OTHER SUCH FACILITIES WITHIN THIS SUBDIVISION, WHETHER BY IMPLICATION OR OTHERWISE, AND PURCHASERS OF TRACTS OF LAND WITHIN ANY SUCH SUBDIVISION SHALL BE DEEMED TO HAVE HAD ACTUAL NOTICE OF THIS PROVISION PRIOR TO PURCHASE.

NEITHER THE OWNER, THE DEVELOPER NOR THE SUBDIVIDER INTENDS TO PROVIDE A SUPPLY OF WATER TO THE TRACTS OF THE REPLAT OF TRACTS 26, 27 & 28, BIG DRAW RANCHES OR TO THE OWNERS OF THE TRACTS OF THE REPLAT OF TRACTS 26, 27 & 28, BIG DRAW RANCHES. A SUPPLY OF RUNNING WATER IS THE SOLE RESPONSIBILITY OF THE OWNERS OF THE TRACTS OF LAND WITHIN THE SUBDIVISION SHOWN AND PLATTED HEREON. 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 AND WATER PIPE LINES OR THE RIGHTS CORRESPONDING THERETO.

ALL TRACTS OF THE REPLAT OF TRACTS 26, 27 & 28, BIG DRAW RANCHES PLATTED HEREON AND THE USE BY THE OWNERS OF THE TRACTS WITHIN THIS SUBDIVISION OF THE PRIVATE ROADWAY SYSTEM SHOWN AND PLATTED ON THIS SUBDIVISION PLAT, ARE EXPRESSLY SUBJECT TO THE TERMS OF A ROADWAY AGREEMENT (WITH ASSESSMENTS) RECORDED IN VOLUME 9 PAGE 431, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME PURSUANT TO TERMS OF THE ROADWAY AGREEMENT (WITH ASSESSMENTS), INCLUDING A FIRST AMENDMENT TO ROADWAY AGREEMENT (WITH ASSESSMENTS) RECORDED IN VOLUME 10 PAGE 723, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS AND A CORRECTION SECOND AMENDMENT TO ROADWAY AGREEMENT (WITH ASSESSMENTS) RECORDED IN VOLUME 17 PAGE 408, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS.

FLOOD PLAIN INFORMATION:

TRACT 27B OF THE REPLAT OF TRACTS 26, 27 & 28, BIG DRAW RANCHES, IS PARTIALLY WITHIN ZONE A AS INTERPOLATED FROM FHMB MAP, COMMUNITY - PANEL NUMBER 481232 0175 A, EFFECTIVE DATE, JANUARY 15, 1982 AND SO THEREFORE IS SUBJECT TO THE 100 YEAR FLOOD PLAN.

UTILITY NOTATIONS:

A TEN (10) FT. WIDE PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES OF ALL TRACTS OF THE REPLAT OF TRACTS 26, 27 & 28, BIG DRAW RANCHES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE ANY ANCHORING SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHERE DEEMED NECESSARY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT.

SEWAGE & 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.

Know All Men By These Presents:

That Jack McClelland, President of Gentry Creek Ranches, GP, L.L.C., a Texas limited liability company, general partner of Gentry Creek Ranches, L.P., a Texas limited partnership, acting by its duly authorized agent of the developer and owner of the subdivision shown and plotted hereon, hereby adopts this Replat of Tracts 26, 27 and 28, Big Draw Ranches subdivision and dedicates all easements for purposes noted.

Witness my hand this 10th day of June, 2014

GENTRY CREEK RANCHES, L.P., a Texas limited partnership

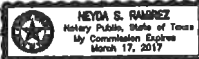
By: Gentry Creek Ranches, GP, L.L.C., a Texas limited liability company, General Partner

Jack McClelland, its President

STATE OF TEXAS COUNTY OF HIDALGO

This instrument was acknowledged before me on June 10, 2014 by Jack McClelland, President of Gentry Creek Ranches, GP, L.L.C., a Texas limited liability company, General Partner of Gentry Creek Ranches, L.P., a Texas limited partnership, on behalf of said limited liability company and said limited partnership.

Neida Ramirez, Notary Public for the State of Texas



DESIGNATED REPRESENTATIVE

This Replat of Tracts 26, 27 & 28 of Big Draw Ranches has been submitted to and considered by the designated representative of Kimble County, Texas.

Dated this 10th day of June, 2014

Mike McDougall, Designated Representative License Number: OS 0028826

APPROVAL OF THE COMMISSIONERS COURT:

This Replat of Tracts 26, 27 & 28 of Big Draw Ranches has been submitted to and considered by the Commissioners Court of Kimble County, Texas and is hereby approved by such Court.

Dated this 10th day of June, 2014

Delbert R. Roberts, Kimble County Judge

FILED for Record on the 19th day of June, 2014 at 10:35 O'Clock A.M.

RECORDED on the 19th day of June, 2014 at 10:36 O'Clock A.M. in Volume 3

at Pages 46 - 48 of this Plat Records of Kimble County, Texas.

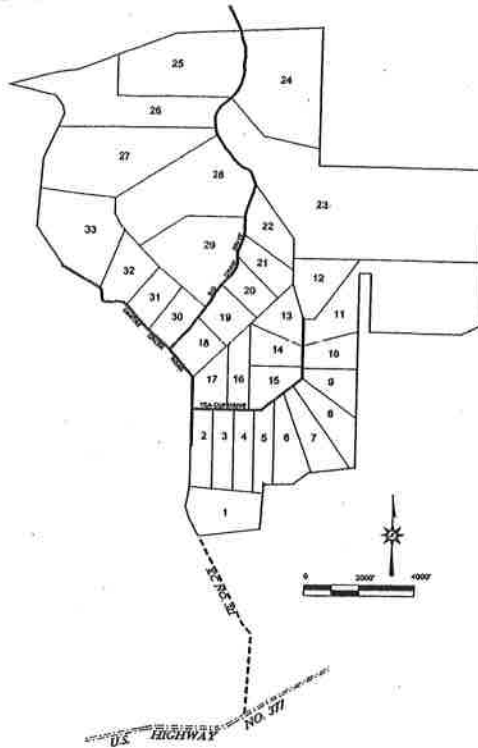
Haydee Torres, Kimble County Clerk

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the under my direction and supervision and that all property corners are marked as shown. (Bearing basis = True north based on GPS observations)

Date Surveyed: April 17 & 25, 2014

Dated this 21st day of May, 2014

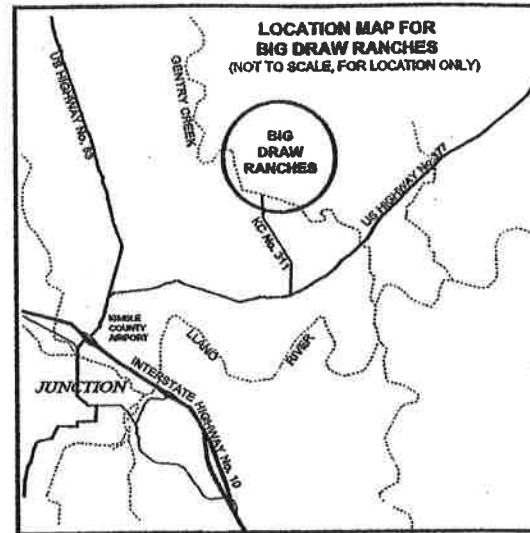
Don W. Voelkel, Registered Professional Land Surveyor No. 3990



BIG DRAW RANCHES AS PLATTED IN VOLUME 2, PAGES 10-17, PLAT RECORDS OF KIMBLE COUNTY, TEXAS

SHEET INDEX:

- PAGE 1 = CERTIFICATIONS, TITLE AND ACKNOWLEDGEMENTS
PAGE 2 = CONFIGURATION OF REPLATTED LOTS
PAGE 3 = FLOOD PLAIN OVERLAY OF REPLATTED LOTS



REPLAT FOR TRACTS NO. 26, NO. 27 & NO. 28 OF: BIG DRAW RANCHES COMPRISING 733.44 ACRES OF LAND, MORE OR LESS, OUT OF VARIOUS ORIGINAL PATENT SURVEYS, AS SHOWN HEREON, IN KIMBLE COUNTY, TEXAS; BEING ALL OF TRACTS NO. 26, NO. 27 & NO. 28 OF BIG DRAW RANCHES, THE PLAT OF WHICH IS RECORDED IN VOLUME 2 AT PAGES 10 - 17 OF THE PLAT RECORDS OF KIMBLE COUNTY, TEXAS MAY 2014

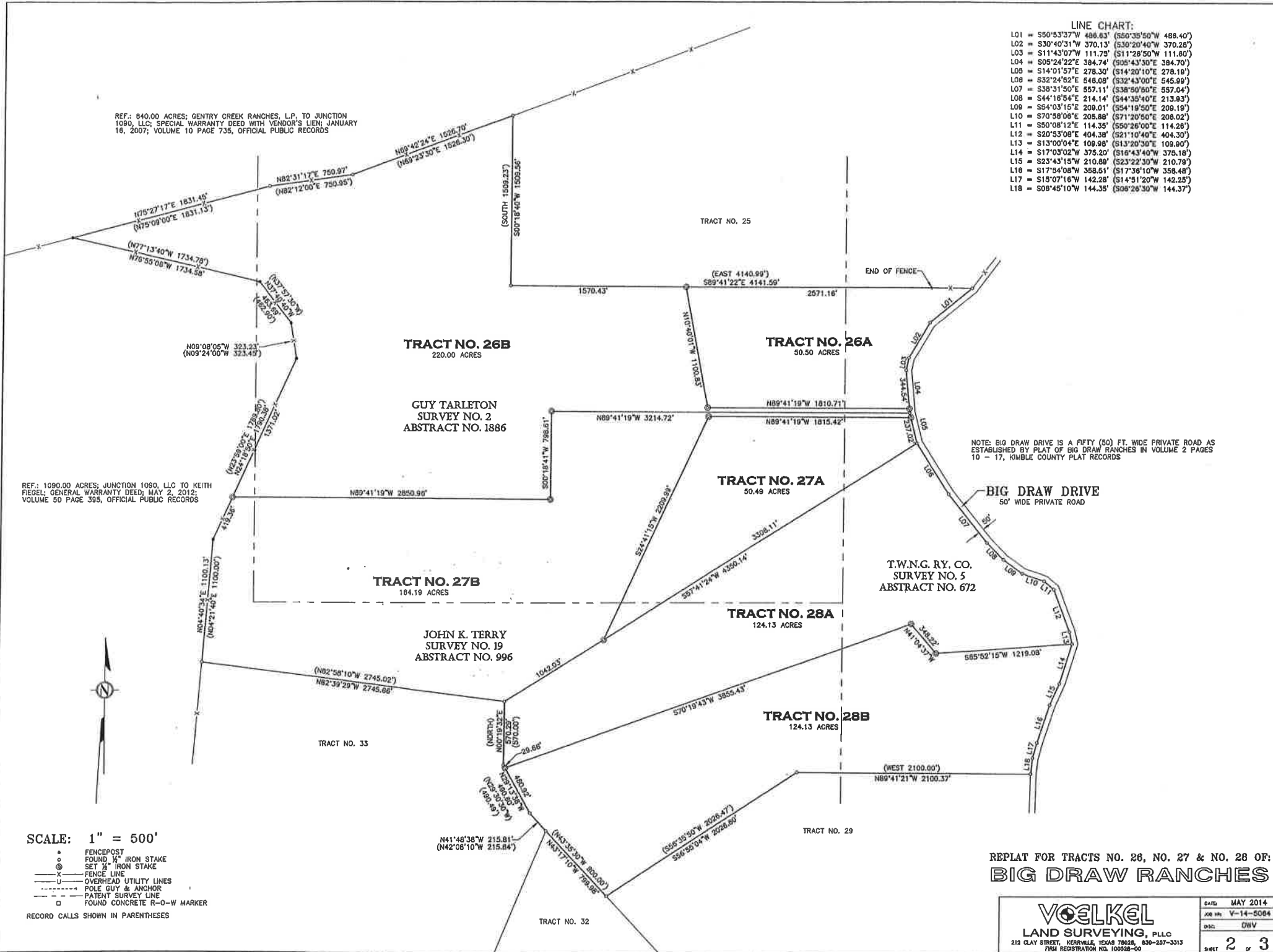
VOELKEL LAND SURVEYING, PLLC 212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-287-3313 FIRM REGISTRATION NO. 100888-00 DATE: MAY 2014 JOB NO.: V-14-5064 DRC: DWV SHEET 1 of 3

REF.: 840.00 ACRES; GENTRY CREEK RANCHES, L.P. TO JUNCTION 1090, LLC; SPECIAL WARRANTY DEED WITH VENDOR'S LIEN; JANUARY 16, 2007; VOLUME 10 PAGE 735, OFFICIAL PUBLIC RECORDS

REF.: 1090.00 ACRES; JUNCTION 1090, LLC TO KEITH FEGELL GENERAL WARRANTY DEED; MAY 2, 2012; VOLUME 50 PAGE 395, OFFICIAL PUBLIC RECORDS

LINE CHART:

L01 =	S50°53'37"W	486.83'	(S50°35'50"W	486.40')
L02 =	S30°40'31"W	370.13'	(S30°20'40"W	370.28')
L03 =	S11°43'07"W	111.72'	(S11°28'50"W	111.80')
L04 =	S05°24'22"E	384.74'	(S05°43'30"E	384.70')
L05 =	S14°01'57"E	278.30'	(S14°20'10"E	278.18')
L06 =	S32°24'52"E	646.08'	(S32°43'00"E	645.99')
L07 =	S38°31'50"E	557.11'	(S38°50'50"E	557.04')
L08 =	S44°18'54"E	214.14'	(S44°35'40"E	213.83')
L09 =	S54°03'15"E	209.01'	(S54°19'50"E	209.19')
L10 =	S70°58'09"E	205.88'	(S71°20'50"E	206.02')
L11 =	S50°08'12"E	114.35'	(S50°28'00"E	114.28')
L12 =	S20°53'08"E	404.38'	(S21°10'40"E	404.30')
L13 =	S13°00'04"E	109.98'	(S13°20'30"E	109.90')
L14 =	S17°03'02"W	375.20'	(S16°43'40"W	375.18')
L15 =	S23°43'15"W	210.69'	(S23°22'30"W	210.78')
L16 =	S17°54'08"W	358.51'	(S17°36'10"W	358.48')
L17 =	S18°07'16"W	142.28'	(S14°51'20"W	142.25')
L18 =	S08°45'10"W	144.35'	(S08°26'30"W	144.37')



NOTE: BIG DRAW DRIVE IS A FIFTY (50) FT. WIDE PRIVATE ROAD AS ESTABLISHED BY PLAT OF BIG DRAW RANCHES IN VOLUME 2 PAGES 10 - 17, KIMBLE COUNTY PLAT RECORDS

BIG DRAW DRIVE  
50' WIDE PRIVATE ROAD

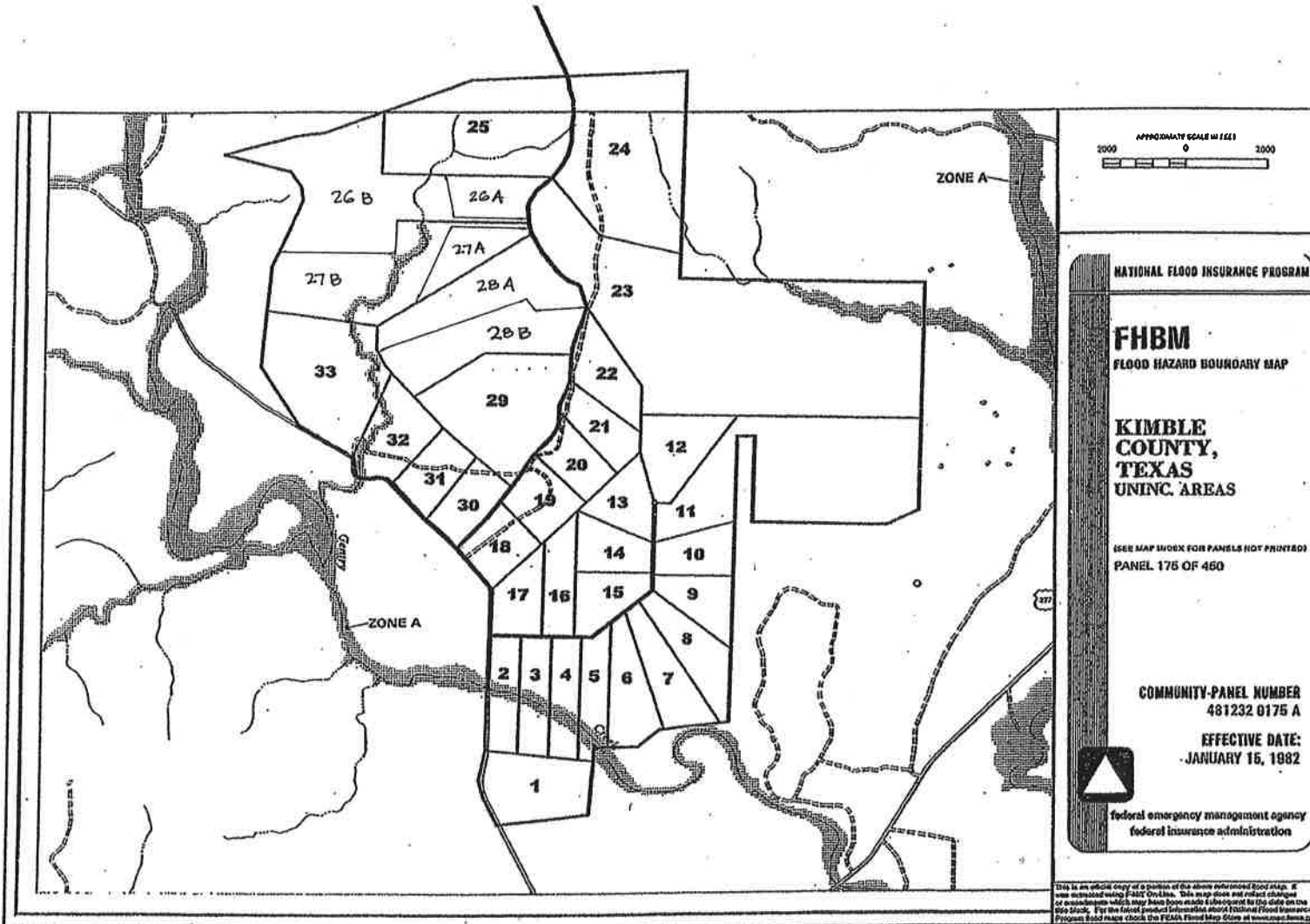
T.W.N.G. RY. CO.  
SURVEY NO. 5  
ABSTRACT NO. 672

REPLAT FOR TRACTS NO. 26, NO. 27 & NO. 28 OF:  
**BIG DRAW RANCHES**

- SCALE: 1" = 500'
- FENCEPOST
  - FOUND 1/2" IRON STAKE
  - ⊙ SET 1/2" IRON STAKE
  - FENCE LINE
  - OVERHEAD UTILITY LINES
  - POLE GUY & ANCHOR
  - PATENT SURVEY LINE
  - FOUND CONCRETE R-O-W MARKER
- RECORD CALLS SHOWN IN PARENTHESES

**VOELKEL**  
LAND SURVEYING, PLLC  
212 CLAY STREET, KEARVILLE, TEXAS 79028, 830-257-3313  
FROM REGISTRATION NO. 100528-00

DATE:	MAY 2014
JOB NO.:	V-14-5084
DWG.:	DWV
SHEET:	2 of 3



NOTE: The shaded or dotted areas shown hereon represent the present location of the 100 year flood plain according to FEMA. Flood plains can change with development and over time. Please consult with the County Flood Plain Administrator prior to building any structure near a flood plain.

SCALE: 1" = 2000'



REPLAT FOR TRACTS NO. 26, NO. 27 & NO. 28 OF:  
BIG DRAW RANCHES

**VOELKEL**  
LAND SURVEYING, PLLC  
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-287-2313  
FIRM REGISTRATION NO. 100828-00

DATE	MAY 2014
JOB NO.	V-14-5064
DESIGNER	DWV
SHEET	3 of 3