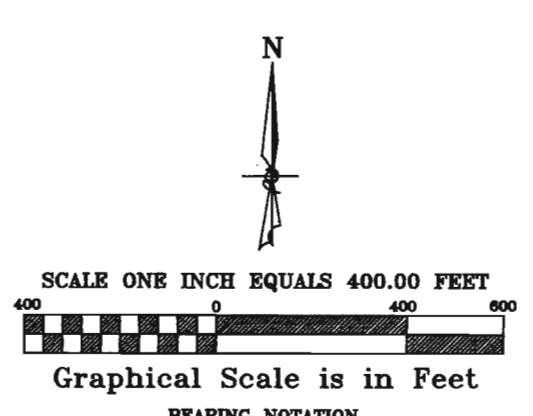


FINAL PLAT OF South Fork Ranch

A SUBDIVISION CONTAINING 547.36 ACRES OF LAND, MORE OR LESS, IN EDWARDS COUNTY, TEXAS, BEING A NORTH PORTION OF THAT 1557.88 ACRES DESCRIBED IN A DEED TO RANCH ENTERPRISES, LTD. FOUND OF RECORD IN VOLUME 307, PAGE 736 OF THE DEED RECORDS OF EDWARDS COUNTY, TEXAS, AND BEING PORTIONS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:

(Patent acreages are approximate)

- 25.86 ACRES of Survey No. 95, A.B. & M., Abstract No. 701
- 9.09 ACRES of Survey No. 96, A.B. & M., Abstract No. 2299
- 185.24 ACRES of Survey No. 97, A.B. & M., Abstract No. 702
- 209.67 ACRES of Survey No. 98, T.H. Bunton, Abstract No. 2306
- 21.08 ACRES of N.1/2 of Survey No. 12, G.H. & S.A. Ry. Co. Block 10, Abstract No. 2300
- 96.42 ACRES of Survey No. 11, G.H. & S.A. Ry. Co. Block 10, Abstract No. 1066



LEGEND

- Iron Stake set with cap marked "6183"
- △ Rock mound found for patent corner
- Pinna Corner Post
- Fence Line
- Overhead Power Line
- Water Well
- Drainage or creekbed
- Flood hazard area
- Approximate patent acreage shown in parentheses

NOTES:
Roads shown herein shall be PRIVATE road easements sixty (60) feet in width, thirty (30) feet either side of centerline.
All cut-and-fill areas shown herein shall have a current title commitment. This property may be affected by easements or other matters of record in the Deed Records of Edwards County, Texas.
This plat was completed without benefit of a redemptive title commitment. This property may be affected by easements or other matters of record in the Deed Records of Edwards County, Texas.
Tracts 1, 2, 8, and 9 each have 1/4 interest in water well located on Tract 9.

OWNERSHIP OF ROADS HUNTING FROM SAID ROADS PROHIBITED

All roads within the South Fork Ranch are hereby dedicated as perpetual, private road easements to and for the benefit of the owners of the tracts or lots within this subdivision, and their heirs, successors and assigns and the developer, and the developers successors and assigns. These roads are not public roads, and their repair and maintenance are not the responsibility of Edwards County.
The Developer, Ranch Enterprises LTD, reserves unto the Developer, and the Developer's successors and assigns, in perpetuity, the free and uninterrupted use of the private road easements within 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, as the Developer chooses, including but not limited to landowners on adjacent tracts outside of the subdivision.
Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from South Fork Ranch roads and this prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.
All deeds, contracts for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots or tracts within the South Fork Ranch are hereby deemed to conform with and contain this notice, and this notice shall control and take precedence over omitted, 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.

DISCHARGE OF FIREARMS PROHIBITED ON TRACTS OF TEN ACRES OR SMALLER. Pursuant to V.T.C.A., Local Government Code 240.022 and 300, g. (1) of the Edwards County Comprehensive Regulations for the Subdivision of Land, the discharge of firearms of all types is at all times prohibited on all tracts or lots, whether presently existing or created in the future, of ten acres or smaller within this subdivision. A person commits a criminal offense if the person intentionally or knowingly engages in conduct that is a violation of the referenced County regulation.

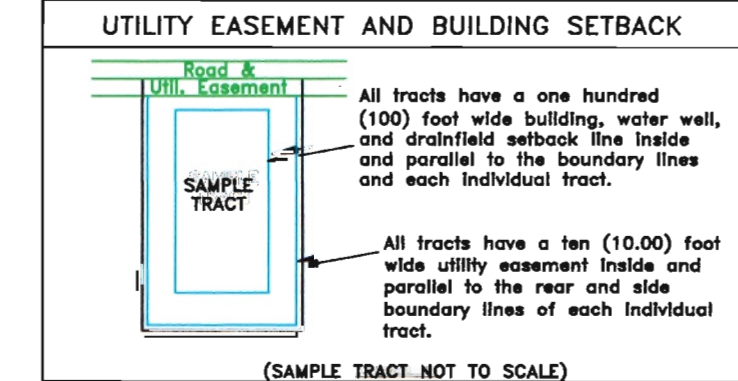
ROADS AND STREETS

EDWARDS COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements within this subdivision HAVE NOT BEEN DEDICATED to public use and Edwards 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 which provide access to the subdivision. FURTHERMORE, acceptance or approval by the County of this plat 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 from all such obligations or responsibilities, if any, with respect to this subdivision.

NOTICE REGARDING FLOOD-PRONE AREAS: If indicated by the contour lines on this map, any roads that cross draws, ravines, gullies, and similar topographical features are subject to being washed out during periods of heavy rains or flooding. Although these areas may be dry virtually all of the year, in addition to being extremely dangerous during periods of high or fast moving water, such flooding can destroy the road crossing area making vehicle travel difficult or impossible even for four-wheel drive vehicles until such crossings are properly worked with road maintenance equipment. Any such roads that are private roads are not part of Edwards County's road system and are not the responsibility of Edwards County for repair after being washed out.

ROAD AND EASEMENT NOTATIONS:

- All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60) feet, except as otherwise noted. Owners of the tracts adjoining said roads own property to the centerline of said roads and must reserve a thirty (30) foot wide strip from the center line of the road easement for the benefit of the land owners in this subdivision and Developer, its successors and assigns, for road purposes.
- The road easements platted herein are to remain private roads for the sole use and benefit of SOUTH FORK RANCH subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced hereon.
- Said road easements are hereby dedicated as utility easements and 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, 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, 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 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 FEMA Maps Edwards County, Texas, Uninc. Areas. Panel Numbers 481217-0175-A and 481217-0200-A. Effective Date February 19, 1982 - 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 FEMA maps. For additional information contact the County Flood Plain Administrator.

WATER NOT PROVIDED TO TRACTS

NOTICE: Water Will Not Be Provided To Tracts In Subdivision: Neither the owner, developer, nor subdivision 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, aquifers, 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. For additional information, CONTACT THE EDWARDS COUNTY HEALTH OFFICER EDWARDS COUNTY FOR ON-SITE SEWAGE FACILITIES, recorded in Vol. 12 at Page 127 of the Minutes of the Commissioner's Court of Edwards County, Texas.

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 owners. The deed restrictions or covenants are filed of record in the real estate plat records of Edwards County, Texas. All tracts in this subdivision are subject to easements, reservations, and other matters of record in the real estate records of Edwards 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 mechanic's and material men's liens, its 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)257-5559/257-7666 Fax

STATE OF TEXAS COUNTY OF KERR

This instrument was acknowledged before me on the 12th day of November, 2012, by REGINALD A. TUCK, Vice-President of Southern Land Development LLC, General Partner of Ranch Enterprises, Ltd. a Texas Limited Partnership, 1001/A South Fork Ranch on behalf of said Limited Partnership.

Margaret Eyle
Notary Public in & for the State of Texas
My Commission Expires on 12-12, 2016

STATE OF TEXAS COUNTY OF EDWARDS

This Final Plat of South Fork Ranch was reviewed and Approved on this 11th day of December, 2012.

Edwards County Clerk
Edwards County Clerk

This Final Plat of South Fork Ranch was reviewed and Approved on this 11th day of December, 2012.

Edwards County Treasurer
Edwards County Treasurer

I, the undersigned Tax Assessor/Collector for Edwards County, Texas, after having made a diligent review of the county tax records, find that there are no taxes past due on the land proposed hereby to be subdivided and further find that the proposed name of the subdivision does not conflict with or otherwise cause confusion with any other name on the tax rolls of this county or otherwise. I further have no objection to the form or content of this plat.

Reviewed & Approved on this 11th day of December, 2012.
Edwards County Tax Assessor/Collector
EDWARDS COUNTY TAX ASSESSOR/COLLECTOR

I, the undersigned Treasurer for Edwards County, Texas, after having made diligent review of my records, and based only upon the records of my office, find that none of the parties or entities named on the plat as the owner, developer, proprietor or subdivider of the land proposed to be subdivided are presently indebted to Edwards County.

Reviewed & Approved on this 11th day of Dec, 2012.
Edwards County Treasurer
EDWARDS COUNTY TREASURER

I, the undersigned Edwards County Commissioner, after having reviewed this plat and all supporting documents and materials find that same is sufficient and that it satisfies and complies with the Edwards County Subdivision Regulations. I hereby recommend its approval by the Edwards County Commissioners' Court.

Reviewed & Approved on this 11th day of December, 2012.
Terry Brooks
TERRY BROOKS
EDWARDS COUNTY COMMISSIONER
Precinct No. 1

STATE OF TEXAS COUNTY OF EDWARDS

I, the County Judge of Edwards County, Texas, hereby indicate approval of this final plat of the South Fork Ranch and any supporting documents and materials by the Commissioners' Court of Edwards County, Texas.

Reviewed & Approved on this 11th day of Dec, 2012.
Stacy A. Shanklin
Stacy A. Shanklin
EDWARDS COUNTY JUDGE

Date plat first submitted to Commissioner's Court _____, 2012

Date plat first considered by Commissioner's Court _____, 2012

Date plat approved or denied by Commissioner's Court _____, 2012

STATE OF TEXAS COUNTY OF MCMULLEN

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Sated this the 8th day of November, 2012.
Stacy L. Little
Stacy L. Little, R.P.L.S. #6163
South Texas Geomatics
Land Surveying & Mapping
P.O. Box 144
Callahan, Texas 78007
(361) 448-0327

SOUTH GEOMATICS
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(361) 448-0327
Stacy L. Little, R.P.L.S. #6163
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SUR. NO. 95 A.B. & M. ABST. NO. 701

SUR. NO. 96 A.B. & M. ABST. NO. 2299

SUR. NO. 97 A.B. & M. ABST. NO. 702

SUR. NO. 98 T.H. BUNTON ABST. NO. 2306

G.H. & S.A. RY. CO. BLOCK 10 ABST. NO. 2300

G.H. & S.A. RY. CO. BLOCK 10 ABST. NO. 1066

N. 1/2 SUR. NO. 12 G.H. & S.A. RY. CO. BLOCK 10 ABST. NO. 2300

819 acres S. J. Shanklin Vol. 12, Pg. 348 Deed Records of Edwards County, Texas

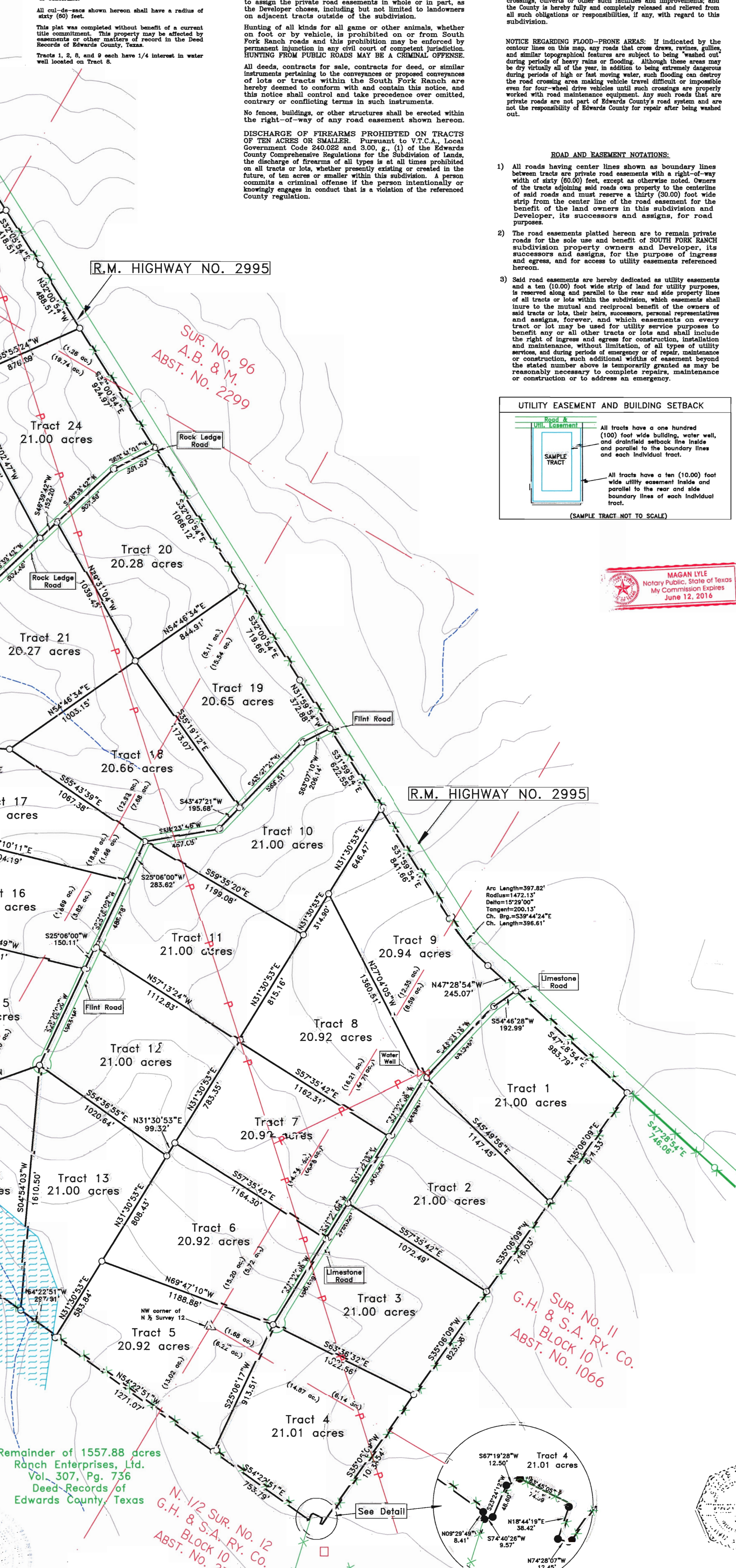
Remainder of 1557.88 acres Ranch Enterprises, Ltd. Vol. 307, Pg. 736 Deed Records of Edwards County, Texas

STATE OF TEXAS COUNTY OF EDWARDS

KNOW ALL MEN BY THESE PRESENTS:

This Final Plat of SOUTH FORK RANCH was filed for record on the 11th day of December, 2012 at 9:05 O'clock A.M. in Volume 3 at Page 110 of the Plat Records of Edwards County.

Edwards County Clerk
EDWARDS COUNTY CLERK



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 owners. The deed restrictions or covenants are filed of record in the real estate plat records of Edwards County, Texas. All tracts in this subdivision are subject to easements, reservations, and other matters of record in the real estate records of Edwards 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 mechanic's and material men's liens, its 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)257-5559/257-7666 Fax

STATE OF TEXAS COUNTY OF KERR

This instrument was acknowledged before me on the 12th day of November, 2012, by REGINALD A. TUCK, Vice-President of Southern Land Development LLC, General Partner of Ranch Enterprises, Ltd. a Texas Limited Partnership, 1001/A South Fork Ranch on behalf of said Limited Partnership.

Margaret Eyle
Notary Public in & for the State of Texas
My Commission Expires on 12-12, 2016

STATE OF TEXAS COUNTY OF EDWARDS

This Final Plat of South Fork Ranch was reviewed and Approved on this 11th day of December, 2012.

Edwards County Clerk
Edwards County Clerk

This Final Plat of South Fork Ranch was reviewed and Approved on this 11th day of December, 2012.

Edwards County Treasurer
Edwards County Treasurer

I, the undersigned Tax Assessor/Collector for Edwards County, Texas, after having made a diligent review of the county tax records, find that there are no taxes past due on the land proposed hereby to be subdivided and further find that the proposed name of the subdivision does not conflict with or otherwise cause confusion with any other name on the tax rolls of this county or otherwise. I further have no objection to the form or content of this plat.

Reviewed & Approved on this 11th day of December, 2012.
Edwards County Tax Assessor/Collector
EDWARDS COUNTY TAX ASSESSOR/COLLECTOR

I, the undersigned Treasurer for Edwards County, Texas, after having made diligent review of my records, and based only upon the records of my office, find that none of the parties or entities named on the plat as the owner, developer, proprietor or subdivider of the land proposed to be subdivided are presently indebted to Edwards County.

Reviewed & Approved on this 11th day of Dec, 2012.
Edwards County Treasurer
EDWARDS COUNTY TREASURER

I, the undersigned Edwards County Commissioner, after having reviewed this plat and all supporting documents and materials find that same is sufficient and that it satisfies and complies with the Edwards County Subdivision Regulations. I hereby recommend its approval by the Edwards County Commissioners' Court.

Reviewed & Approved on this 11th day of December, 2012.
Terry Brooks
TERRY BROOKS
EDWARDS COUNTY COMMISSIONER
Precinct No. 1

STATE OF TEXAS COUNTY OF EDWARDS

I, the County Judge of Edwards County, Texas, hereby indicate approval of this final plat of the South Fork Ranch and any supporting documents and materials by the Commissioners' Court of Edwards County, Texas.

Reviewed & Approved on this 11th day of Dec, 2012.
Stacy A. Shanklin
Stacy A. Shanklin
EDWARDS COUNTY JUDGE

Date plat first submitted to Commissioner's Court _____, 2012

Date plat first considered by Commissioner's Court _____, 2012

Date plat approved or denied by Commissioner's Court _____, 2012

STATE OF TEXAS COUNTY OF MCMULLEN

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Sated this the 8th day of November, 2012.
Stacy L. Little
Stacy L. Little, R.P.L.S. #6163
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P.O. Box 144
Callahan, Texas 78007
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