

COKE COUNTY NOT TO MAINTAIN SUBDIVISION ROADS

THE ROADS, STREETS, DITCHES, BRIDGES, CROSSINGS, CULVERTS AND OTHER SUCH FACILITIES AND IMPROVEMENTS IN THIS SUBDIVISION HAVE NOT BEEN DEDICATED TO THE PUBLIC USE AND COKE COUNTY (THE COUNTY) IS NOT OBLIGATED TO CONSTRUCT OR MAINTAIN SUCH FACILITIES AND IMPROVEMENTS...

DEED RESTRICTIONS

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 OWNER...

OWNERSHIP OF ROADS - HUNTING FROM ROADS PROHIBITED

ALL ROADS WITHIN SILVER CREEK RANCH 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...

THE DEVELOPER, SILVER CREEK VENTURES, LLC, RESERVES UNTO THE DEVELOPER, AND THE DEVELOPER'S SUCCESSORS AND ASSIGNS, THE PERPETUITY, THE FREE AND UNINTERRUPTED USE OF THE PRIVATE ROAD EASEMENTS WITHIN 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 COMPETENT JURISDICTION...

ALL DEED CONTRACTS FOR SALE, CONTRACTS FOR DEED, OR SIMILAR INSTRUMENTS PERTAINING TO THE CONVEYANCES OR PROPOSED CONVEYANCES OF LOTS OR TRACTS WITHIN SILVER CREEK RANCH ARE HEREBY DEEMED TO CONFORM WITH AND CONTAIN THIS NOTICE...

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

SEWAGE AND SEPTIC 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...

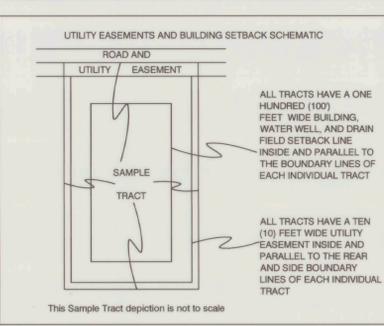
FLOOD NOTICE/WASH-OUT NOTICE

ALL ROADS THAT CROSS DRAWS, RAVINES, GULLIES AND SIMILAR TOPOGRAPHICAL FEATURES ARE SUBJECT TO BEING "WASHED-OUT" DURING PERIODS OF HEAVY RAINS OR FLOODING...

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...

WATER NOT PROVIDED TO TRACTS

NOTICE: WATER WILL NOT BE PROVIDED TO TRACTS IN THIS SUBDIVISION. NEITHER THE OWNER, DEVELOPER, NOR SUB-DIVIDER INTENDS TO PROVIDE A SUPPLY OF RUNNING WATER TO THE TRACTS OR LOTS OR THE OWNERS OF THE TRACTS OR LOTS IN THIS SUBDIVISION...



DEDICATION OF UTILITY EASEMENTS

SAID ROAD EASEMENTS ARE HEREBY DEDICATED AS UTILITY EASEMENTS AND A TEN (10) FEET 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...

- A. Right of Way Easement - Russ Mathers and wife Bessie Mathers to Coke County - dated 11/23/1958 DR.
B. Easement - Russ Mathers to Southwestern Bell Telephone Co. - dated 6/24/1954 - recorded 106453 DR.
C. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 8/15/1952 - recorded 100173 DR.
D. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 12/19/1951 - recorded 98701 DR.
E. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 3/19/1953 - recorded 101424 DR.
F. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 3/19/1953 - recorded 102300 DR.
G. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 4/4/1957 - recorded 122557 DR.
H. Easement for Right-of-Way - Russ Mathers to Colorado River Municipal Water District - dated 2/8/1953 - recorded 142374 DR.
I. Easement - J.E. Reed to Coke County - dated 7/12/1934 - recorded 54513 DR. Likely N.A.
J. Right of Way Agreement - C.E. Mathers and wife Mary S. Mathers to Sun Pipe Line Company - dated 7/19/1951 - recorded 98274 DR. Likely N.A.
K. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 12/19/1951 - recorded 98701 DR.
L. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 6/10/1952 - recorded 99253 DR.
M. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 8/15/1952 - recorded 99482 DR.
N. Right of Way Agreement - W.I. Tubb to Sun Pipe Line Company - dated 12/22/1952 - recorded 101232 DR. Likely N.A.
O. Right of Way Agreement - W.I. Tubb to Sun Pipe Line Company - dated 8/1/1952 - recorded 102465 DR. Likely N.A.
P.
Q. Right of Way Easement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 3/19/1953 - recorded 101424 DR.
R. Right of Way Deed - Russ Mathers and wife Bessie Mathers to Sun Oil Company - dated 4/16/1953 - recorded 101582 DR.
S. Right of Way - W.I. Tubb to Sun Oil Company - dated 4/16/1953 - recorded 101584 DR. Likely N.A.
T. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Coke County - dated 11/23/1954 - recorded 117785 DR.
U. Right of Way and Station Site Agreement - W.I. Tubb to Sun Pipe Line Company - dated 6/17/1952 - recorded 98586 DR. Likely N.A.
V. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 8/15/1952 - recorded 100173 DR.
W. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 8/15/1952 - recorded 100251 DR.
X.
Y. Easement - Willie I. Tubb to Southwestern Bell Telephone Company - dated 7/10/1954 - recorded 109202 DR. Likely N.A.
Z. Right of Way Easement - Willie I. Tubb to Coke County - dated 11/27/1954 - recorded 11733 DR. Likely N.A.
AA.
BB. Easement for Right-of-Way - W.I. Tubb to Colorado River Municipal Water District - dated 2/8/1953 - recorded 142378 DR. Likely N.A.
CC. 144408 DR. N.A.
DD. Right of Way Easement - M.C. Hendry to Sun Oil Company - dated 5/23/1978 - recorded 196509 DR. Likely N.A.
EE.
FF. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 3/19/1953 - recorded 100300 DR.
GG. Right of Way Agreement - C.E. Mathers and wife Mary S. Mathers to Sun Oil Company - dated 8/16/1953 - recorded 103954 DR. Likely N.A.
HH. Easement and Right of Way - Russ Mathers to West Texas Utilities - dated 4/1/1954 - recorded 106564 DR. Likely N.A.
II. Right of Way Easement - W.I. Tubb to Coke County - dated 11/27/1954 - recorded 11733 DR. Likely N.A.
JJ. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Oil Company - dated 4/4/1957 - recorded 122557 DR.
KK. N.A.
LL. Right of Way Grant - C.E. Mathers and wife Mary S. Mathers to Phillips Petroleum Company - dated 12/31/1957 - recorded 125255 DR.
MM. Grant of Easement - C.E. Mathers and wife Mary S. Mathers to Mid-America Pipeline Company - dated 8/12/1961 - recorded 137271 DR. Likely N.A.
NN. Easement and Right of Way - Russ Mathers to West Texas Utilities Company - dated 1/3/1962 - recorded 139190 DR.
OO. Right of Way Agreement - Preston Mathers to Sun Oil Company - dated 4/19/66 - recorded 151406 DR.
PP. Easement - Russ Mathers to Colorado River Municipal Water District - dated 5/11/1964 - recorded 146800 DR.
QQ. Easement and Right of Way - C.E. Mathers and wife Mary S. Mathers to Colorado River Municipal Water District - dated 5/12/1964 - recorded 146562 DR. Likely N.A.
RR. Right of Way Agreement - W.D. Mathers, Attorney in Fact for C.E. Mathers and others to Sun Oil Company - dated 4/5/1966 - recorded 151275 DR. Likely N.A.
SS. Right of Way Agreement - Arch C. Mathers, Preston E. Mathers and Russ D. Mathers to Sun Oil Company - dated April 1966 - recorded 151278 DR.
TT. Right of Way Agreement - Russ D. Mathers to Sun Oil Company - dated 4/9/1966 - recorded 151279 DR.
UU. Lease Agreement - Russ D. Mathers and Sun Oil Company - dated 4/9/1966 - recorded 151280 DR.
VV. Lease Agreement - Arch C. Mathers, Russ D. Mathers & Preston E. Mathers and Sun Oil Company - dated April 1966 - recorded 151281 DR.
WW. Right of Way and Easement - W.C. Hendry to Sun Oil Company - dated 2/7/1978 - recorded 182350 DR. Likely N.A.
XX. Right of Way and Easement - Arch Mathers to Sun Oil Company - dated 2/8/1978 - recorded 182357 DR.
YY. Right of Way and Easement - T.L. Rees to Sun Oil Company - dated 5/2/1978 - recorded 183141 DR. Likely N.A.

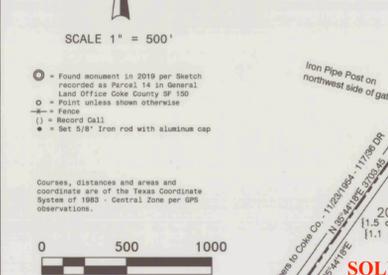
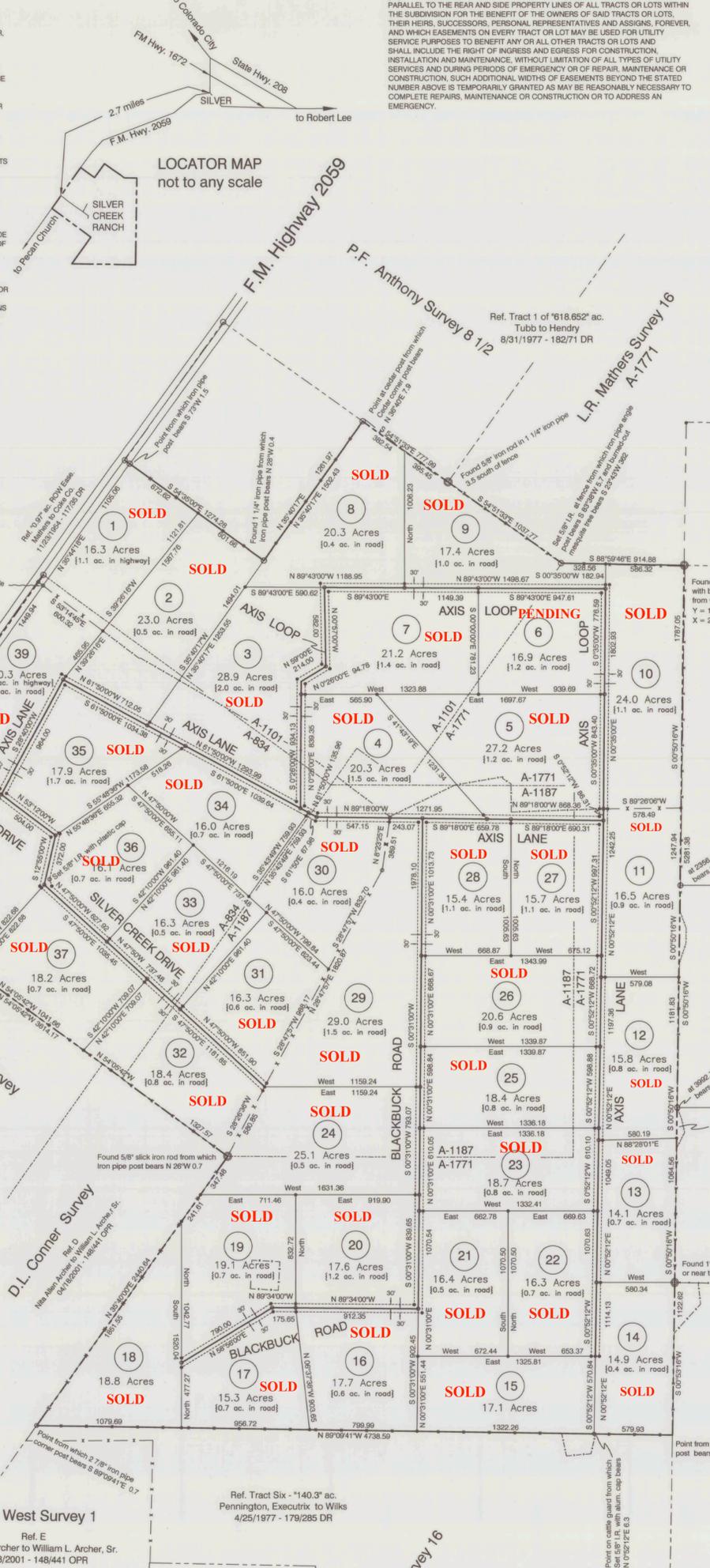
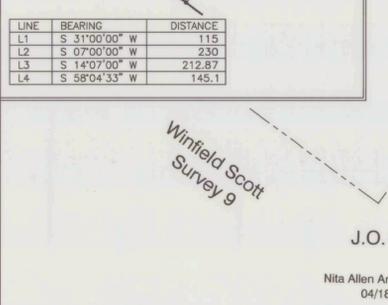


Table with 3 columns: LINE, BEARING, DISTANCE. It lists boundary lines for various tracts, such as L1 S 31°00'00" W 115, L2 S 07°00'00" W 230, etc.



STATE OF TEXAS County of Kerr I, the developer and owner of the land identified by abstract numbers per the description in the deed recorded in the book and 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 be subdivided as indicated on the plat...

STATE OF TEXAS COUNTY OF COKE I, the County Judge of Coke County, Texas hereby indicate approval of this final plat of SILVER CREEK RANCH. Reviewed and approved this 25th day of April, 2022.

STATE OF TEXAS COUNTY OF COKE This final plat of SILVER CREEK RANCH was reviewed and recorded this 25th day of April, 2022.

SILVER CREEK RANCH being a subdivision of a 747.7 Acre Tract described in Deed from Kellermeyer to Silver Creek Ventures, LLC dated December 17, 2021 and recorded in Book 344, Page 629 of the Real Property Records of Coke County, Texas; said 717.7 acre tract being comprised of parts of the following: J.E. Reed Survey 1, A-1101, J.F. Conner, Jr. Survey, A-834 L.R. Mathers Survey 1, A-1187 and L.R. Mathers Survey 16, A-1771 Coke County, Texas Owner: Silver Creek Ventures, LLC.