

**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, NOR IS THE COUNTY RESPONSIBLE FOR CONSTRUCTING OR MAINTAINING ANY NON-COUNTY ROADS WHICH PROVIDE ACCESS TO THIS 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 AND TO 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 AND 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 REGARD TO THIS SUBDIVISION.

**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. THE RESTRICTIONS OR COVENANTS MAY BE FILED OF RECORD IN THE REAL ESTATE OR PLAT RECORDS OF COKE COUNTY, TEXAS. ALL TRACTS IN THIS SUBDIVISION ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS OF RECORD IN THE REAL ESTATE RECORDS OF COKE COUNTY, TEXAS WHICH MAY OR MAY NOT BE SHOWN HEREON.

**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, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. THESE ROADS ARE NOT PUBLIC ROADS, AND THEIR REPAIR AND MAINTENANCE ARE NOT THE RESPONSIBILITY OF COKE COUNTY.

THE DEVELOPER, SILVER CREEK VENTURES, LLC, RESERVES UNTO THE DEVELOPER, AND THE DEVELOPERS SUCCESSORS AND ASSIGNS, THE 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 DEVELOPER CHOOSES, INCLUDING BUT NOT LIMITED TO THE LANDOWNERS ON ADJACENT TRACTS OUTSIDE 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. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.

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, AND THIS NOTICE SHALL CONTROL AND TAKE PRECEDENCE OVER OMITTED, CONTRARY OR CONFLICTING TERMS IN SUCH INSTRUMENT.

NO FENCES, BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED WITHIN THE RIGHT-OF-WAY OF ANY ROAD EASEMENT SHOWN HEREON. THIS SHALL NOT INCLUDE FENCES, BUILDINGS OR OTHER STRUCTURES EXISTING AT THE RECORDING DATE OF THIS PLAT.

**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. THESE REQUIREMENTS MAY INCLUDE, FOR EXAMPLE, A PERMIT FOR CONSTRUCTION OR INSTALLATION, OF A SEWAGE SYSTEM, SEPTIC TANK, OR SIMILAR FACILITY.

**FLOOD NOTICE/WASH-OUT NOTICE**

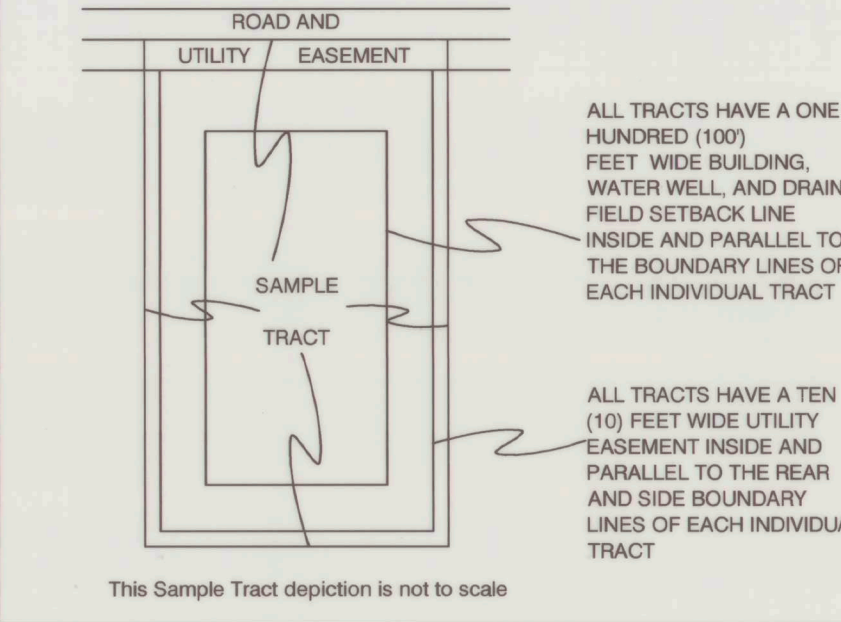
ALL ROADS THAT CROSS DRAWS, RAVINES, GULLIES AND SIMILAR TOPOGRAPHICAL FEATURES ARE SUBJECT TO BEING "WASHED-OUT" DURING PERIODS OF HEAVY RAINS OR FLOODING. ALTHOUGH THESE AREAS MAY BE DRY VIRTUALLY ALL OF THE YEAR, IN ADDITION TO BEING EXTREMELY DANGEROUS DURING PERIODS OF HIGH OR FAST MOVING WATER.

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 A PART OF COKE COUNTY'S ROAD SYSTEM AND ARE NOT THE RESPONSIBILITY OF COKE COUNTY FOR REPAIR AFTER BEING WASHED-OUT.

**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. 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, E.G. WINDMILLS, WATER TANKS, WATER TROUGH, WATER PIPELINES, OR THE RIGHTS CORRESPONDING THERETO. NEITHER THE OWNER, DEVELOPER, SUB-DIVIDER, NOR THE COUNTY GUARANTEES THE AVAILABILITY, DEPTH, OR AMOUNT OF SUBSURFACE WATER ON INDIVIDUAL TRACTS WITHIN THE SUBDIVISION.

**UTILITY EASEMENTS AND BUILDING SETBACK SCHEMATIC**



**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 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 EASEMENTS BEYOND THE STATED NUMBER ABOVE IS TEMPORARILY GRANTED AS MAY BE REASONABLY NECESSARY TO COMPLETE REPAIRS, MAINTENANCE OR CONSTRUCTION OR TO ADDRESS AN EMERGENCY.

The 747.7 Acre Tract is or maybe subject to the following known easements. Other than for F.M. Highway 2059, no attempt was made to depict or show any record easement. There may be other easements.

- A. Right of Way Easement - Russ Mathers and wife Bessie Mathers to Coke County - dated 11/23/1954 - recorded 11759 DR.
- B. Easement - Russ Mathers to Southwestern Bell Telephone Co. - dated 6/24/1954 - recorded 108453 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 86121 DR.
- E. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 3/16/1953 - recorded 101424 DR.
- F. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 3/16/1953 - recorded 102300 DR.
- G. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 4/4/1957 - recorded 122957 DR.
- H. Easement for Right of Way - Russ Mathers to Colorado River Municipal Water District - dated 2/8/1963 - recorded 142574 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 86274 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 86121 DR.
- L. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 6/10/1952 - recorded 96253 DR.
- M. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 8/15/1952 - recorded 96482 DR.
- N. Right of Way Easement - W.I. Tubb to Sun Pipe Line Company - dated 12/22/1952 - recorded 101524 DR. Likely N.A.
- O. Right of Way Agreement - W.I. Tubb to Sun Pipe Line Company - dated 8/1/1952 - recorded 10246 DR. Likely N.A.
- P. ....
- Q. Right of Way Easement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 3/16/1953 - recorded 101425 DR.
- R. Right of Way Easement - 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 Easement - Russ Mathers and wife Bessie Mathers to Coke County - dated 11/23/1954 - recorded 11759 DR.
- U. Right of Way and Station Site Agreement - W.I. Tubb to Sun Pipe Line Company - dated 6/17/1952 - recorded 96566 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 96253 DR.
- X. ....
- Y. Easement - Willie I. Tubb to Southwestern Bell Telephone Company - dated 7/10/1954 - recorded 108282 DR. Likely N.A.
- Z. Right of Way Easement - Willie I. Tubb to Coke County - dated 11/27/1954 - recorded 11759 DR. Likely N.A.
- AA. ....
- BB. Easement for Right of Way - W.I. Tubb to Colorado River Municipal Water District - dated 2/8/1963 - recorded 144278 DR. Likely N.A.
- CC. 144408 DR is N.A.
- DD. Right of Way Easement - M.C. Hendry to Sun Oil Company - dated 5/23/1979 - recorded 196509 DR. Likely N.A.
- EE. ....
- FF. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Pipe Line Company - dated 3/16/1953 - recorded 102300 DR.
- GG. Right of Way Agreement - C.E. Mathers and wife Mary S. Mathers to Sun Oil Company - dated 8/6/1953 - recorded 103954 DR. Likely N.A.
- HH. Easement and Right of Way - C.E. 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 11753 DR. Likely N.A.
- JJ. Right of Way Agreement - Russ Mathers and wife Bessie Mathers to Sun Oil Company - dated 4/4/1957 - recorded 122957 DR.
- KK. NA.
- 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 6/12/1961 - recorded 137271 DR. Likely N.A.
- NN. Easement and Right of Way - Russ Mathers to West Texas Utilities Company - dated 1/3/1952 - recorded 139190 DR.
- OO. Right of Way Agreement - Preston Mathers to Sun Oil Company - dated 4/19/56 - recorded 51406 DR.
- PP. Easement - Russ Mathers to Colorado River Municipal Water District - dated 5/1/1954 - recorded 146809 DR.
- QQ. Easement and Right of Way - C.E. Mathers and wife Mary S. Mathers to Colorado River Municipal Water District - dated 5/12/1954 - 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 4/5/1956 - 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 1956 - recorded 151278 DR.
- TT. Right of Way Agreement - Russ D. Mathers to Sun Oil Company - dated 4/9/1956 - recorded 151279 DR.
- UU. Lease Agreement - Russ D. Mathers and Sun Oil Company - dated 4/9/1956 - recorded 151380 DR.
- VV. Lease Agreement - Arch C. Mathers, Russ D. Mathers & Preston E. Mathers and Sun Oil Company - dated April 1956 - recorded 151381 DR.
- WW. Right of Way and Easement - W.C. Hendry to Sun Oil Company - dated 2/7/1978 - recorded 182535 DR. Likely N.A.
- XX. Right of Way and Easement - Arch Mathers to Sun Oil Company - dated 2/8/1978 - recorded 182957 DR.
- YY. Right of Way and Easement - T.L. Rees to Sun Oil Company - dated 5/2/1978 - recorded 183141 DR. Likely N.A.

**C.P. Shafer Survey 1**

**ADDITIONAL NOTES:**

- Roads shown hereon shall be private road easements sixty (60) feet in width, thirty (30) feet on each side of the center line. The lone exception is at the southwest corner of Tract or Lot 36 where the road easement is widened. See Inset for details.
- This property is subject to all easements and other matters of record in the Official Public Records of Coke County.
- 1/3 interest each on the water well for Tract 38 and Tract 39 and 1/3 interest retained by Silver Creek Ventures, LLC and 30 feet wide Easement across Tract 38 for the benefit of Tract 39 and reserved by Silver Creek Ventures, LLC.
- There are numerous oil and gas production facilities or remains thereof on the 747.7 acre tract. There are buried lines, lines on the surface and overhead lines, some of which are apparently live and active and some of which are apparently dead and inactive. No attempt was made to depict and identify any such facility or line hereon. There are also oil field lease roads, some of which make up the private road system and are shown hereon and some of which are not part of the private road system and not shown hereon. All oil field lease roads, whether part of the private road system or not, are to remain accessible, open and unobstructed for all manner of vehicular traffic. The acreage shown (X.X ac. in road) includes only the area in the private road system in each tract or lot.
- Any and all lot or tract owners are cautioned and warned to call for locates before clearing, drilling, excavating, digging, trenching or any other such activity that disturbs the ground on the surface or under the surface.

**Survey 316**

Ref. Tract Three - "66.398" ac. Hunter, Exec. to Bowditch 1/1/2016 - 286254 CPR

Ref. Tract Two - "52.295" ac. Hunter, Exec. to Bowditch 1/1/2016 - 286246 CPR

**Survey 459**

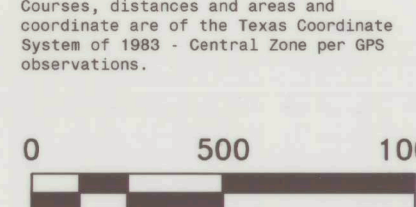
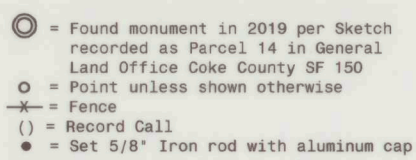
Ref. Tract Five - "572.8" ac. Pennington, Executrix to Wilks 4/25/1977 - 179285 DR

**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.

SCALE 1" = 500'



0 500 1000

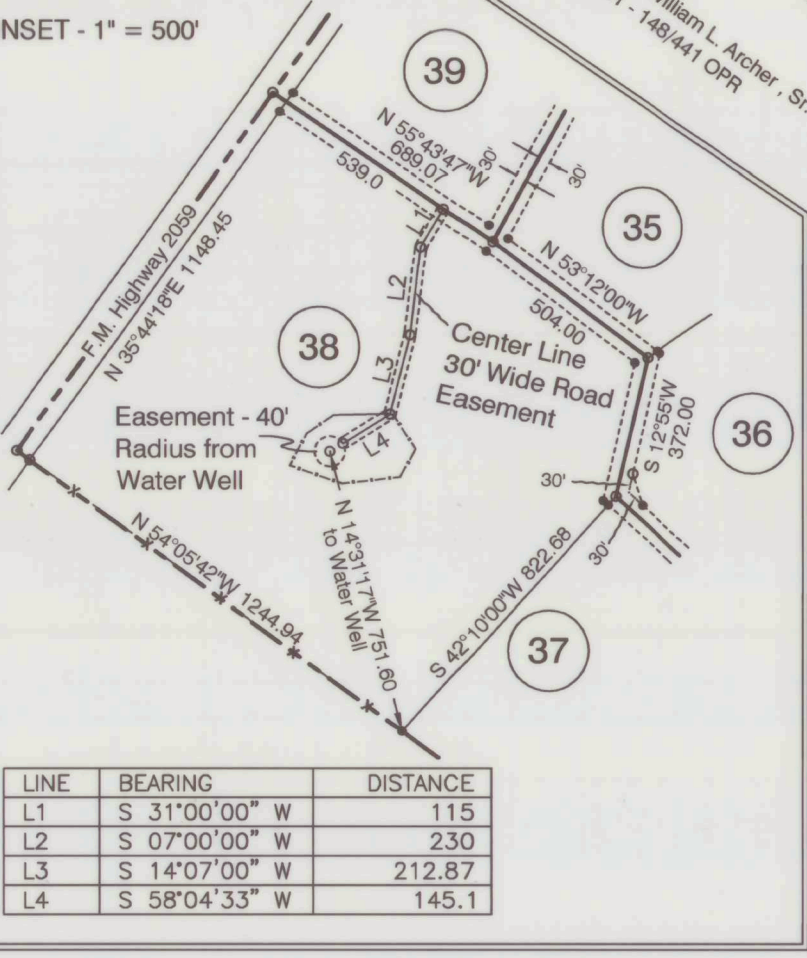
Found monument in 2019 per Sketch recorded as Parcel 14 in General Land Office Coke County 9F 150

Point unless shown otherwise

Record Call

Set 5/8" iron rod with aluminum cap

Courses, distances and areas and coordinates are of the Texas Coordinate System of 1983 - Central zone per GPS observations.



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. 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 of record, including, but not limited to, judgment, tax and and mechanics' and material man's liens, its pendents or bankruptcy.

SILVER CREEK VENTURES, LLC  
a Texas limited liability company

Reginald A. Tuck, Vice President  
1001 Water Street, Suite B200  
Kerrville, Texas 76928  
Phone (325) 257-5559 Fax (325) 257-7892

STATE OF TEXAS  
COUNTY OF KERR  
This instrument was acknowledged before me on the 21st day of April, 2022, by Reginald A Tuck, Vice-President of SILVER CREEK VENTURES, LLC, a Texas limited liability company.

Notary Public in and for the State of Texas

Notary Public - State of Texas  
Comm. Expires 10/31/23  
Notary ID: 13942563-8

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 26th day of April, 2022.

County Judge

STATE OF TEXAS  
COUNTY OF COKE

This final plat of SILVER CREEK RANCH was reviewed and recorded this 25 day of April, 2022.

Monica Dwyer  
Coke County Clerk or Deputy



I, Bart E. Johnson, R.P.L.S. # 3895 certify that this plat represents a survey made on the ground and that the corner or line marks have been set.

Bart E. Johnson, RPLS 3895  
15110 Fitzgerald Drive  
San Angelo, Texas 76904  
(325) 835-2164  
Job # 221069  
Drawing # Coke\221069\finalsubdivision