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FILED
AT 1:30 P.M.
NOV 9 2009
Randy W. Little, Surveyor
By: [Signature] Deputy

SUBDIVISION PLAT OF Toro Creek Ranch East

A SUBDIVISION CONTAINING 505.86 ACRES OF LAND, MORE OR LESS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, ABSTRACT NO. 155, IN JIM WELLS COUNTY, TEXAS, LOCATED APPROXIMATELY 1 MILE NORTH OF THE CITY OF SAN DIEGO, DUVAL COUNTY TEXAS, AND BEING A PORTION OF THAT LAND CALLED "510.0 ACRES" AND DESCRIBED IN A DEED TO RANCH ENTERPRISES, LTD. FILED OF RECORD IN VOLUME 1079, PAGE 427 OF THE OFFICIAL RECORDS OF JIM WELLS COUNTY, TEXAS.



SCALE ONE INCH EQUALS 300.00 FEET
Graphical Scale is in Feet

BEARING NOTATION

BASIS OF BEARINGS WERE DERIVED FROM TRUE NORTH OBSERVATIONS USING C.P.S. (TRIMBLE) R.T.K. SYSTEM ON AUGUST 12, 2009.

LEGEND

- Iron Stake set with cap marked "4394"
- 3/4" Iron Pipe found
- ⊙ Iron Stake found
- Fence Corner Post
- X — X — Fence Line
- — — — — Creekbed
- P — P — Overhead Power Line

284.535 acres (Tract 6)
Hoffman 809 Ranch, Ltd.
Vol. 516, Pg. 495
Official Records of
Jim Wells County, Texas

388.909 acres
Deborah A. Schulte et al
Vol. 576, Pg. 154
Official Records of
Jim Wells County, Texas

86.58 acres
Raul G. Ortiz, et al
Vol. 766, Pg. 158
Official Records of
Jim Wells County, Texas

61.8 acres
Raul G. Ortiz, et al
Vol. 126, Pg. 216
Official Records of
Duval County, Texas

MI TIERRA
Envelope 55-B
Plat Records of
Duval County, Texas

Remainder of 101.0 acres
San Antonio River, et al
Vol. 101, Pg. 101
Official Records of
Jim Wells County, Texas

10.00 acres
Lula Ortiz, Jr. et al
Vol. 880, Pg. 239
Official Records of
Jim Wells County, Texas

BRIDLAND ADDITION, BLOCK 1
Plat 100, Pg. 100
Official Records of
Jim Wells County, Texas

6.00 acres
Lula Ortiz, Jr. et al
Vol. 880, Pg. 239
Official Records of
Jim Wells County, Texas

301.03 acres
Dale W. Rietinger II & Cory W. Rietinger
Vol. 683, Pg. 799
Official Records of
Jim Wells County, Texas

6145.27 acres
Harold C. Kaffie & Harvie A. Kaffie
Vol. 308, Pg. 434
Deed Records of
Jim Wells County, Texas

3.98 acres within the
occupied right-of-way
of County Road 145
to be donated to
Jim Wells County, Texas

445.95 acres
Lundstedt, Inc.
Vol. 603, Pg. 173
Official Records of
Jim Wells County, Texas

NOTES:

Roads shown hereon shall be PRIVATE road easements sixty (60) feet in width, thirty (30) feet either side of centerline.
All cul-de-sacs shown hereon shall be one hundred twenty (120) feet in diameter.
This plat was completed without benefit of a current title commitment. This property may be affected by easements or other matters of record in the Official Records of Jim Wells County, Texas.

FLOOD PLAIN INFORMATION

Approximate location of 100-year flood plain shown on this plat was scaled from "Zone A" as shown on FIRM Map "Jim Wells County, Texas (Unincorporated Areas)", Panel Numbers 481258-0130C and 481258-0100C - base flood elevations and flood hazard factors have not been determined. Tract owners are advised that tracts within this subdivision may lie within the 100-year flood plain and may be subject to flooding. For additional information contact the Jim Wells County Flood Plain Administrator.